



## Real Estate Reports

**Property:**  
**7182 Cypress Ave**  
**Fontana, CA 92336**  
**APN: 0240-052-33**

Data deemed reliable, but not guaranteed.  
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# Property Details

Trinity Redevelopment  
7182 Cypress Ave, Fontana, CA 92336

APN: 0240-052-33  
San Bernardino County

## Owner Information

Primary Owner: **TRINITY REDEVELOPMENT**

Secondary Owner:

Mail Address: **7182 CYPRESS AVE  
FONTANA CA 92336**

Site Address: **7182 CYPRESS AVE  
FONTANA CA 92336**

Assessor Parcel Number: **0240-052-33**

Census Tract: **0023.01**

Housing Tract Number:

Lot Number: **15**

Legal description: **Lot: 15 District: 08 Abbreviated Description: LOT:15 DIST:08 CITY:FONTANA SUBD:ORANGE HEIGHTS ACRES ORANGE HE1GHTS ACRES N 1/2 SW 1/4 LOT 15 EX W 395 FT 1.11 AC City/Muni/Twp: FONTANA**

## Sale Information

Sale Date: **07/21/2014**

Document #: **2014-0262696**

Sale Amount: **\$237,500**

Seller: **RICHARD, MAISHA  
SHANEE**

Sale Type:

Cost/SF: **\$177**

## Assessment & Tax Information

Assessed Value: **\$245,945**

Land Value: **\$155,334**

Imp. Value: **\$90,611**

Homeowner  
Exemption:

% Improvement: **36.84%**

Tax Amount: **\$3,172.33**

Tax Status: **Delinquent: 2015,2017**

Tax Year: **2017**

Tax Rate Area: **10-041**

Tax Account ID:

## Property Characteristics

Bedrooms: **2**

Year Built: **1940**

Pool:

Bathrooms: **2**

Square Feet: **1,338 SF**

Lot Size: **1.01 AC**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Detached 3**

Fire Place: **2**

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Trinity Redevelopment  
7182 Cypress Ave, Fontana, CA 92336

APN: 0240-052-33  
San Bernardino County

### Mortgage Release

Recording Date: **10/05/2016**  
Loan Amount: **\$183,700**  
Original Lender: **LENDINGHOME FUNDING CORPORATION**  
Borrowers Name: **TRINITY REDEVELOPMENT INC**  
Origination Recording Date: **02/09/2015**  
Current Lender: **LENDINGHOME FUNDING CORPORATION**

Document #: **2016-0414440 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **2015-0051305 BK-PG -**  
Effective Date: **09/13/2016**

### Mortgage Record

Recording Date: **02/25/2016**  
Loan Amount: **\$210,000**  
TD Due Date:  
Interest Rate:  
Lender Name: **PLAZA FABRICS INC**  
Lender Type: **Other**  
Borrowers Name: **TRINITY REDEVELOPMENT INC**  
Vesting:

Document #: **2016-0072314 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing:

### Foreclosure Record

Recording Date: **02/16/2016**  
Document Type: **Notice Of Default**  
Beneficiary Name:  
Trustor Names: **TRINITY REDEVELOPMENT INC**  
Trustee Name: **SPECIAL DEFAULT SERVICES INC**  
Mailing Address: **17100 GILLETTE AVE, IRVINE, CA 92614-**  
Trustee Phone #: **844-706-4182**  
TS#: **CA01000007-16**  
Loan Date: **02/09/2015**  
Contact Name: **LENDINGHOME FUNDING CORPORATION**  
Attention: **SPECIAL DEFAULT SERVICES INC**  
Mailing Address: **17100 GILLETTE AVE, IRVINE, CA 92614-**  
Legal description: **Lot: 15**

Document #: **2016-0057916 BK-PG -**  
Case Number: **CA01000007-16**  
Loan Doc #: **2015-0051305**  
Loan Amount: **\$183,700**

### Mortgage Release

Recording Date: **03/19/2015**  
Loan Amount: **\$205,700**  
Original Lender: **LENDINGHOME FUNDING CORPORATION**

Document #: **2015-0106183 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **2014-0262697 BK-PG -**

Borrowers Name: **TRINITY REDEVELOPMENT INC**  
Origination Recording Date: **07/21/2014**  
Current Lender: **LENDINGHOME FUNDING CORPORATION**

Effective Date: **02/25/2015**

## Mortgage Record

Recording Date: **02/09/2015**

Loan Amount: **\$183,700**

TD Due Date:

Interest Rate:

Lender Name: **LENDINGHOME FUNDING CORPORATION**

Lender Type: **Not Known**

Borrowers Name: **TRINITY REDEVELOPMENT INC**

Vesting:

Document #: **2015-0051305 BK-PG -**

Loan Type: **Future Advance Clause/Open  
End Mortgage**

Type of Financing:

## Foreclosure Record

Recording Date: **07/31/2014**

Document Type: **Notice Of Rescission**

Original Foreclosure Document: **2014-0032033**

Legal description:

Document #: **2014-0278256 BK-PG -**

## Mortgage Record

Recording Date: **07/21/2014**

Loan Amount: **\$205,700**

TD Due Date:

Interest Rate:

Lender Name: **LENDINGHOME FUNDING CORPORATION**

Lender Type: **Not Known**

Borrowers Name: **TRINITY REDEVELOPMENT INC**

Vesting:

Document #: **2014-0262697 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

## Prior Transfer

Recording Date: **07/21/2014**

Price: **\$237,500**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT**

Buyer Vesting:

Seller Name: **RICHARD, MAISHA SHANEE**

Legal description: **Lot: 15 Map Ref: MB19 PG23&24**

City/Muni/Twp: **FONTANA**

Document #: **2014-0262696 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

## Foreclosure Record

Recording Date: **04/24/2014**

Document Type: **Notice Of Sale**

Document #: **2014-0145165 BK-PG -**

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

Auction Date/Time: **05/22/2014 01:00 P.M.**

Min. Bid Amount **\$307,275**

Legal description:

## Foreclosure Record

Recording Date: **01/23/2014**

Document Type: **Notice Of Default**

Beneficiary Name:

Trustor Names: **WILBERT RICHARD LIVING TRUST; RICHARD, WILBERT**

Trustee Name: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Mailing Address: **6 CAMPUS CIR, FL 2, WESTLAKE, TX 76262-**

Trustee Phone #: **877-276-1894**

TS#: **CA1400257216**

Loan Date: **03/16/2007**

Contact Name: **WELLS FARGO BANK NA**

Attention: **FIRST AMERICAN TITLE INSURANCE COMPANY**

Mailing Address: **6 CAMPUS CIR, FL 2, WESTLAKE, TX 76262-**

Legal description:

Document #: **2014-0032033 BK-PG -**

Case Number: **CA1400257216**

Loan Doc #: **2007-0166135**

Loan Amount: **\$544,185**

## Prior Transfer

Recording Date: **10/09/2013**

Price: **N/A**

**Multiple Parcels Involved In This Transaction**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **RICHARD, MAISHA SHANEE**

Buyer Vesting:

Seller Name: **RICHARD, MAISHA SHANEE; THE WILBERT RICHARD LIVING TRUST**

Legal description: **Lot: 15 Map Ref: MB19 PG23&24**

City/Muni/Twp: **FONTANA**

Document #: **2013-0439511 BK-PG -**

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

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

Interest Rate:

## Prior Transfer

Recording Date: **09/18/2013**

Price: **N/A**

**Multiple Parcels Involved In This Transaction**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **THE WILBERT RICHARD LIVING TRUST; RICHARD, WILBERT**

Buyer Vesting: **Living Trust**

Seller Name: **RICHARD, WILBERT**

Legal description: **Lot: 15 Map Ref: MB19 PG23&24**

City/Muni/Twp: **FONTANA**

Document #: **2013-0409383 BK-PG -**

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

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

Interest Rate:

## Mortgage Release

Recording Date: **04/24/2007**  
Loan Amount: **\$45,000**  
Original Lender: **WELLS FARGO BANK NA**  
Borrowers Name: **WILBERT RICHARD**  
Origination Recording Date: **09/19/2006**  
Current Lender: **AMERICAN SECURITIES COMPANY (TRUSTEE)**

Document #: **2007-0250237 BK-PG -**  
Document Type: **Release Of Mortgage**  
Origination Doc #: **2006-0639989 BK-PG -**  
Effective Date:

## Mortgage Release

Recording Date: **03/30/2007**  
Loan Amount: **\$143,000**  
Original Lender: **WELLS FARGO BANK NA**  
Borrowers Name: **WILBERT RICHARD**  
Origination Recording Date: **10/31/2005**  
Current Lender: **WELLS FARGO BANK, N.A. AS SUCESSOR TRUSTEE**

Document #: **2007-0198411 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **2005-0815018 BK-PG -**  
Effective Date:

## Mortgage Record

Recording Date: **03/16/2007**  
Loan Amount: **\$544,185**  
TD Due Date:  
Interest Rate: **5.96%**  
Lender Name: **WELLS FARGO BANK NA**  
Lender Type: **Bank**  
Borrowers Name: **WILBERT RICHARD LIVING TRUST; RICHARD, WILBERT**  
Vesting: **Living Trust**  
Fixed Step:  
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)**  
Rate Change Frequency: **Monthly**  
Int Rate not <:  
Maximum Interest Rate: **15.96%**  
Prepayment Penalty Rider: **No**

Document #: **2007-0166135 BK-PG -**  
Loan Type: **Reverse Mortgage**  
Type of Financing: **Fixed To Adjustable**

Change Index:  
First Change Date: **06/01/2007**  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Prior Transfer

Recording Date: **12/15/2006**  
Price: **N/A**  
First TD: **N/A**  
Mortgage Doc #:  
Lender Name:  
Buyer Name: **THE WILBERT RICHARD LIVING TRUST; RICHARD, WILBERT**  
Buyer Vesting: **Living Trust**  
Seller Name: **RICHARD, WILBERT**  
Legal description: **Lot: 15 Map Ref: MB19 PG23&24**  
Abbreviated Description: **S2 S2 LOT15 EXC THEREFROM S145 FT E200 FT THEREOF ALSO EXC THEREFROM S140 FT SE4 SD LOT15 ALSO EXC**  
City/Muni/Twp: **FONTANA**

Document #: **2006-0867141 BK-PG -**  
Document Type: **Intra-family Transfer Or Dissolution**  
Type of Sale: **Non-Arms Length Transfer**  
Interest Rate:

## Mortgage Record

Recording Date: **09/19/2006**

Document #: **2006-0639989 BK-PG -**

Loan Amount: **\$45,000**  
TD Due Date: **09/20/2036**  
Interest Rate:  
Lender Name: **WELLS FARGO BANK NA**  
Lender Type: **Bank**  
Borrowers Name: **RICHARD, WILBERT**  
Vesting:

Loan Type: **Credit Line**  
Type of Financing:

## Mortgage Release

Recording Date: **11/08/2005**  
Loan Amount: **\$97,500**  
Original Lender: **AMERICAS WHOLESALE LNDR**  
Borrowers Name: **WILBERT RICHARD**  
Origination Recording Date: **12/07/2001**  
Current Lender: **COUNTRYWIDE HOME LOANS, INC. (FKA COUNTRYWIDE FUNDING CORPORATION)**

Document #: **2005-0843033 BK-PG -**  
Document Type: **Substitution Of Trustee And Full Reconveyance**  
Origination Doc #: **20010555088 BK-PG -**  
Effective Date:

## Mortgage Record

Recording Date: **10/31/2005**  
Loan Amount: **\$143,000**  
TD Due Date: **11/01/2035**  
Interest Rate:  
Lender Name: **WELLS FARGO BANK NA**  
Lender Type: **Bank**  
Borrowers Name: **RICHARD, WILBERT**  
Vesting:

Document #: **2005-0815018 BK-PG -**  
Loan Type: **Non Purchase Money (Misc)**  
Type of Financing:

## Prior Transfer

Recording Date: **10/31/2005**  
Price: **N/A**  
First TD: **\$143,000**  
Mortgage Doc #: **2005-0815018**  
Lender Name: **WELLS FARGO BANK NA**  
Buyer Name: **RICHARD, WILBERT**  
Buyer Vesting:  
Seller Name: **RICHARD, WILBERT**  
Legal description: **Lot: 15 Map Ref: MB19 PG23&24**  
Abbreviated Description: **S2 S2 ALSO EXC THEREFROM S140 FT SE4 ALSO EXC THEREFROM W395 FT & N2 SW4 LOT15 EXC THEREFROM W395 FT**  
City/Muni/Twp: **FONTANA**

Document #: **2005-0815017 BK-PG -**  
Document Type: **Intra-family Transfer Or Dissolution**  
Type of Sale: **Non-Arms Length Transfer**  
Interest Rate:

## Mortgage Record

Recording Date: **12/07/2001**  
Loan Amount: **\$97,500**  
TD Due Date:  
Interest Rate:  
Lender Name: **AMERICAS WHOLESALE LNDR**

Document #: **20010555088 BK-PG -**  
Loan Type: **Credit Line**  
Type of Financing:

Lender Type: **Lending Institution**  
Borrowers Name: **RICHARD, WILBERT**  
Vesting:

## Prior Transfer

Recording Date: **12/07/2001**  
Price: **N/A**

First TD: **\$97,500**

Mortgage Doc #: **20010555088**

Lender Name: **AMERICAS WHOLESALE LNDR**

Buyer Name: **RICHARD, WILBERT**

Buyer Vesting:

Seller Name: **RICHARD, WILMA MARIE**

Legal description: **Lot: 15 Map Ref: MAP19 PG23&24**

Abbreviated Description: **SOUTH2 S2 LOT15 & N2 SW4 LOT15**

Document #: **20010555087 BK-PG -**  
Document Type: **Intra-family Transfer Or  
Dissolution**  
Type of Sale: **Non-Arms Length Transfer**  
Interest Rate:





## Comparables

Trinity Redevelopment  
7182 Cypress Ave, Fontana, CA 92336

APN: 0240-052-33  
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>07/21/2014</b>	<b>\$237,500</b>	<b>\$178</b>	<b>1,338</b>	<b>6/2/2</b>	<b>1940</b>	<b>1 SF</b>		
1	16414 TWINBERRY CT	12/22/2017	\$441,500	\$182	2,414	10/4/2	2006	6,501 SF		.31 Mi.
2	16345 RIVER GLEN LN	12/21/2017	\$436,000	\$178	2,441	7/3/2	2007	6,368 SF		.13 Mi.
3	16258 CARMINE ST	11/29/2017	\$535,000	\$161	3,315	9/4/3	2012	7,052 SF		.31 Mi.
4	16336 FREESIA LN	11/21/2017	\$468,000	\$188	2,485	8/5/3	2010	6,195 SF		.23 Mi.
5	6941 CASWELL LN	11/20/2017	\$437,000	\$198	2,207	10/4/2	2005	7,754 SF		.38 Mi.
6	7028 PETALUMA DR	10/12/2017	\$452,000	\$185	2,443	8/4/2	2006	7,202 SF		.33 Mi.
7	16357 WALNUT ST	10/11/2017	\$305,000	\$377	808	5/2/1	1954	18,905 SF		.29 Mi.
8	7170 PROVIDENCE WAY	09/19/2017	\$425,000	\$202	2,103	7/4/2	2005	8,980 SF		.22 Mi.
9	6960 PRESIDIO CT	09/08/2017	\$420,000	\$190	2,207	8/4/2	2009	8,037 SF		.31 Mi.
10	16352 JACKSON DR	08/21/2017	\$370,000	\$267	1,384	7/3/2	1984	9,000 SF	Spa Only	.26 Mi.
11	16380 BREEZY ST	08/11/2017	\$445,000	\$182	2,441	8/4/3	2008	6,624 SF		.09 Mi.
12	7080 VERDUGO PL	08/02/2017	\$521,000	\$173	2,997	9/4/2	2005	12,857 SF	Spa Only	.36 Mi.
13	16434 PINE WOOD ST	07/14/2017	\$430,000	\$178	2,414	10/4/2	2006	6,086 SF		.20 Mi.
14	6952 CASWELL LN	06/27/2017	\$425,000	\$192	2,207	8/3/2	2005	7,647 SF		.35 Mi.
15	16471 PINE FOREST ST	06/14/2017	\$405,000	\$213	1,893	8/4/3	2006	6,265 SF		.28 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>07/21/2014</b>	<b>\$237,500</b>	<b>\$178</b>	<b>1,338</b>	<b>6/2/2</b>	<b>1940</b>	<b>1 SF</b>		
<b>1</b>	<b>16414 TWINBERRY CT FONTANA, CA 92336-1461</b>	<b>12/22/2017</b>	<b>\$441,500</b>	<b>\$182</b>	<b>2,414</b>	<b>10/4/2</b>	<b>2006</b>	<b>6,501 SF</b>		<b>.31 Mi.</b>
APN: 0240-411-04 Document #: 2017-0544756 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Tract No:16563 MapRef:MB 303 PG 51-55 City/Muni/Twp:FONTANA										
Buyer Name: SANDHU, HARBIR S										
Seller Name: ALEXANDER, AMOR A										
<b>2</b>	<b>16345 RIVER GLEN LN FONTANA, CA 92336-4260</b>	<b>12/21/2017</b>	<b>\$436,000</b>	<b>\$178</b>	<b>2,441</b>	<b>7/3/2</b>	<b>2007</b>	<b>6,368 SF</b>		<b>.13 Mi.</b>
APN: 0240-471-34 Document #: 2017-0543930 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:34 Tract No:16383 MapRef:MB324 PG80-82 City/Muni/Twp:FONTANA										
Buyer Name: RAMOS, JOSE RAMOS, GRACE										
Seller Name: MEDRANO, VICTOR MEDRANO, KIMBERLY										
<b>3</b>	<b>16258 CARMINE ST FONTANA, CA 92336-1481</b>	<b>11/29/2017</b>	<b>\$535,000</b>	<b>\$161</b>	<b>3,315</b>	<b>9/4/3</b>	<b>2012</b>	<b>7,052 SF</b>		<b>.31 Mi.</b>
APN: 0240-481-52 Document #: 2017-0507412 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Tract No:18261 MapRef:MB332 PG19-21 City/Muni/Twp:FONTANA										
Buyer Name: PENA, JESELIA M										
Seller Name: MAESTAS, JIMMY MAESTAS, LYNDA										
<b>4</b>	<b>16336 FREESIA LN FONTANA, CA 92336-1475</b>	<b>11/21/2017</b>	<b>\$468,000</b>	<b>\$188</b>	<b>2,485</b>	<b>8/5/3</b>	<b>2010</b>	<b>6,195 SF</b>		<b>.23 Mi.</b>
APN: 0240-411-81 Document #: 2017-0495615 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:17 Tract No:16919 MapRef:MB329 PG93-95 City/Muni/Twp:FONTANA										
Buyer Name: SANDHU, HARMEET S MALHI, TALWINDER S										
Seller Name: RAMIREZ, EDUARDO SOLIS										
<b>5</b>	<b>6941 CASWELL LN FONTANA, CA 92336-1442</b>	<b>11/20/2017</b>	<b>\$437,000</b>	<b>\$198</b>	<b>2,207</b>	<b>10/4/2</b>	<b>2005</b>	<b>7,754 SF</b>		<b>.38 Mi.</b>
APN: 0240-421-30 Document #: 2017-0493450 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:30 Tract No:16577 MapRef:MAP304 PG48-50 City/Muni/Twp:FONTANA										
Buyer Name: CHAMMAS, VICTOR M CHAMMAS, AIDA ROUIDA										
Seller Name: JACKSON, CLINTON A										
<b>6</b>	<b>7028 PETALUMA DR FONTANA, CA 92336-1449</b>	<b>10/12/2017</b>	<b>\$452,000</b>	<b>\$185</b>	<b>2,443</b>	<b>8/4/2</b>	<b>2006</b>	<b>7,202 SF</b>		<b>.33 Mi.</b>
APN: 0240-441-26 Document #: 2017-0423062 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:90 Tract No:16572 MapRef:MB304 PG38-44 City/Muni/Twp:FONTANA										

Buyer Name: PADILLA, JOSE DE JESUS PADILLA, MARIA E

Seller Name: CHENEY, DAWN E

7	<b>16357 WALNUT ST FONTANA, CA 92336-1432</b>	<b>10/11/2017</b>	<b>\$305,000</b>	<b>\$377</b>	<b>808</b>	<b>5/2/1</b>	<b>1954</b>	<b>18,905 SF</b>		<b>.29 Mi.</b>
APN: 0240-052-04 Document #: 2017-0420018 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:13 Subdivision:ORANGE HEIGHTS ACRES MapRef:MAP19 PG23 City/Muni/Twp:FONTANA										
Buyer Name: LAY, LINNA M										
Seller Name: QUILIIN, ENRIQUETA ESTATE OF ROSA GODINEZ										
8	<b>7170 PROVIDENCE WAY FONTANA, CA 92336-1458</b>	<b>09/19/2017</b>	<b>\$425,000</b>	<b>\$202</b>	<b>2,103</b>	<b>7/4/2</b>	<b>2005</b>	<b>8,980 SF</b>		<b>.22 Mi.</b>
APN: 0240-431-76 Document #: 2017-0386921 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:117 Tract No:16572 MapRef:MB304 PG38-44 City/Muni/Twp:FONTANA										
Buyer Name: JACKSON, ROBERT JACKSON, ARSINE										
Seller Name: WALLENBROCK, JEFFERY E WALLENBROCK, CONSTANCE M										
9	<b>6960 PRESIDIO CT FONTANA, CA 92336-1443</b>	<b>09/08/2017</b>	<b>\$420,000</b>	<b>\$190</b>	<b>2,207</b>	<b>8/4/2</b>	<b>2009</b>	<b>8,037 SF</b>		<b>.31 Mi.</b>
APN: 0240-421-04 Document #: 2017-0371976 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Tract No:16577 MapRef:MB304 PG48-50 City/Muni/Twp:FONTANA										
Buyer Name: CARTER, ROSEZINA LYNETTE										
Seller Name: VARGAS, MARLENE										
10	<b>16352 JACKSON DR FONTANA, CA 92336-1973</b>	<b>08/21/2017</b>	<b>\$370,000</b>	<b>\$267</b>	<b>1,384</b>	<b>7/3/2</b>	<b>1984</b>	<b>9,000 SF</b>	<b>Spa Only</b>	<b>.26 Mi.</b>
APN: 0241-281-08 Document #: 2017-0340373 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8 Tract No:11578 MapRef:MB170 PG69&70 City/Muni/Twp:FONTANA										
Buyer Name: LIZARRAGA, ELISEO CEJA, ANGELICA C										
Seller Name: REYES, ALLAN K REYES, ALMA J										
11	<b>16380 BREEZY ST FONTANA, CA 92336-4174</b>	<b>08/11/2017</b>	<b>\$445,000</b>	<b>\$182</b>	<b>2,441</b>	<b>8/4/3</b>	<b>2008</b>	<b>6,624 SF</b>		<b>.09 Mi.</b>
APN: 0240-471-21 Document #: 2017-0328536 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:21 Tract No:16383 MapRef:MB324 PG80-82 City/Muni/Twp:FONTANA										
Buyer Name: LEE, PETER										
Seller Name: PALOMO, LIZBETH J BARAJAS, ARNIE										
12	<b>7080 VERDUGO PL FONTANA, CA 92336-1451</b>	<b>08/02/2017</b>	<b>\$521,000</b>	<b>\$173</b>	<b>2,997</b>	<b>9/4/2</b>	<b>2005</b>	<b>12,857 SF</b>	<b>Spa Only</b>	<b>.36 Mi.</b>
APN: 0240-441-04 Document #: 2017-0314311 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:50 Tract No:16572 MapRef:MB304 PG38-44 City/Muni/Twp:FONTANA										

Buyer Name: FELIX VALENZUELA, MIGUEL A FELIX, IRMA J

Seller Name: VEGA, ALEX VEGA, YADIRA

13 **16434 PINE WOOD ST** **07/14/2017** **\$430,000** **\$178** **2,414** **10/4/2** **2006** **6,086 SF** **.20 Mi.**  
**FONTANA, CA 92336-1466**

APN: 0240-411-38 Document #: 2017-0285569 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:38 Tract No:16563 MapRef:MB303 PG51-55 City/Muni/Twp:FONTANA

Buyer Name: DELES, ROEL R DELES, ELIZABETH B

Seller Name: VELAZQUEZ, ALFREDO

14 **6952 CASWELL LN** **06/27/2017** **\$425,000** **\$192** **2,207** **8/3/2** **2005** **7,647 SF** **.35 Mi.**  
**FONTANA, CA 92336-1442**

APN: 0240-421-22 Document #: 2017-0262389 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:16577 MapRef:MAP304 PG48-50 City/Muni/Twp:FONTANA

Buyer Name: NUNEZ, JENNIFER

Seller Name: ALLEN, JAMES DAY, FELISA

15 **16471 PINE FOREST ST** **06/14/2017** **\$405,000** **\$213** **1,893** **8/4/3** **2006** **6,265 SF** **.28 Mi.**  
**FONTANA, CA 92336-1460**

APN: 0240-411-22 Document #: 2017-0243342 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:16563 MapRef:MB303 PG51-55 City/Muni/Twp:FONTANA

Buyer Name: ROSSMAN, GERALDINE

Seller Name: PARRA, CARMEN CAMPOS, MARIA

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **7,202 SF**

Median # of Baths: **2**

Median Living Area: **2,414 SF**

Median Year Built: **2006**

Price Range - 2 Yrs: **\$305,000 To \$535,000**

Age Range: **6 Years To 64 Years**

Median Value: **\$436,000**

Median Age: **12 Years**



# Assessor Map

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

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

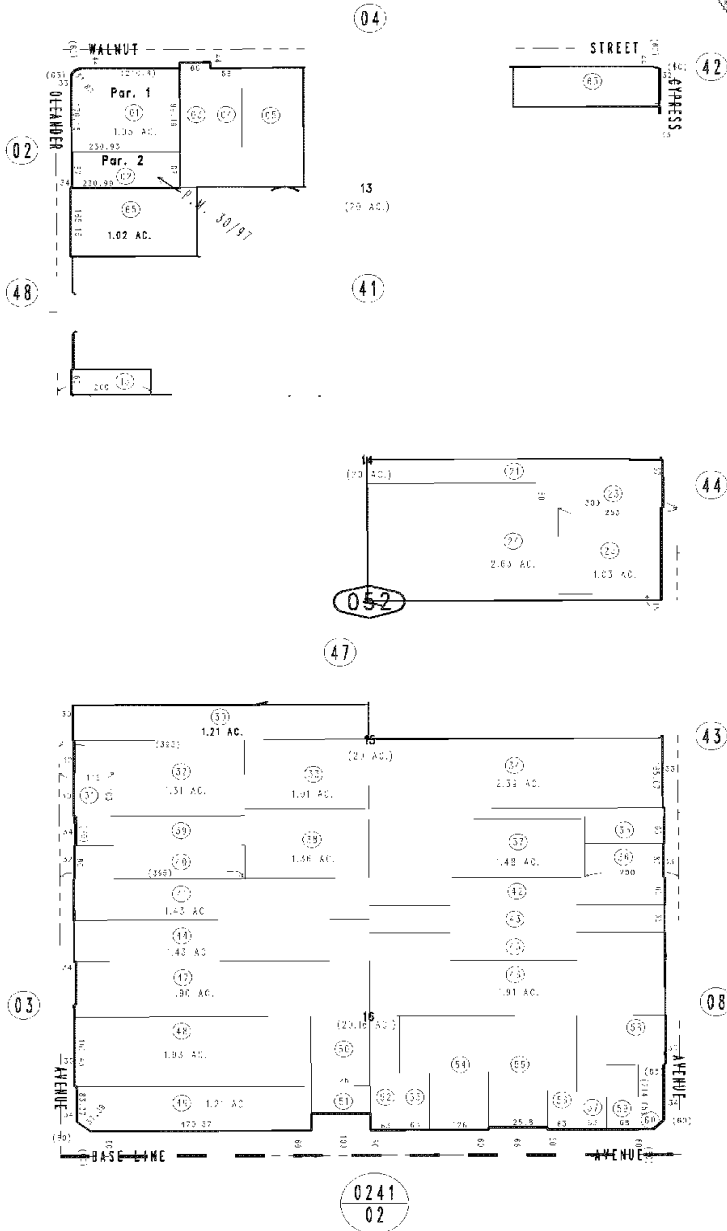
January 2004

Orange Book Vol. 2/28, P. 10/237

Pln. S.W. 1/4, Sec. 31  
T. 1N., R. 5W.

Assessor's Map  
Book 0240 Page 05  
San Bernardino County

0241  
02



THIS MAP IS FOR THE PURPOSES OF THE 2004 TAX ROLL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Ptn. Orange Heights Acres.  
M.B. 19/23A

City of Fontana  
Tax Rate Area  
10041

0240-05

