



Real Estate Reports

Property:
818 N 9Th Ave
Upland, CA 91786
APN: 1046-113-02

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
© 2017 Black Knight Financial Technology Solutions, LLC. All Rights Reserved.

A photograph of a classical building with columns and a balcony, partially obscured by a blue gradient bar.

Property Details

Trinity Redevelopment Inc,
818 N 9Th Ave, Upland, CA 91786

APN: 1046-113-02
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 212
RANCHO
CUCAMONGA CA 91730**

Site Address: **818 N 9TH AVE
UPLAND CA 91786**

Assessor Parcel Number: **1046-113-02**

Census Tract: **0009.01**

Housing Tract Number: **3500**

Lot Number: **39**

Legal description: **Lot: 39 District: 07 Tract No: 3500 Abbreviated Description: LOT:39 DIST:07 CITY:UPLAND TR#:3500
TRACT 3500 LOT 39 City/Muni/Twp: UPLAND**

Sale Information

Sale Date: **10/27/2017**

Document #: **2017-0445454**

Sale Amount: **\$355,000**

Seller: **JONES, DAVID
BRUCE**

Sale Type:

Cost/SF: **\$229**

Assessment & Tax Information

Assessed Value: **\$194,195**

Land Value: **\$62,741**

Imp. Value: **\$131,454**

Homeowner H
Exemption:

% Improvement: **67.69%**

Tax Amount: **\$2,223.40**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **8-001**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1950**

Pool: **P**

Bathrooms: **2**

Square Feet: **1,547 SF**

Lot Size: **6,048 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Detached 2**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
818 N 9Th Ave, Upland, CA 91786

APN: 1046-113-02
San Bernardino County

Mortgage Record

Recording Date: **10/27/2017** Document #: **2017-0445455 BK-PG -**
Loan Amount: **\$319,500** Loan Type: **Commercial Loan**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Prior Transfer

Recording Date: **10/27/2017** Document #: **2017-0445454 BK-PG -**
Price: **\$355,000** Document Type: **Grant Deed**
First TD: **\$319,500** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **2017-0445455** Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **JONES, DAVID BRUCE**
Legal description: **Lot: 39 Tract No: 3500 Map Ref: MAP46 PG30**
City/Muni/Twp: **UPLAND**

Prior Transfer

Recording Date: **10/27/2017** Document #: **2017-0445453 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale: **Price As "0", "None", "No
Consideration"**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **JONES, DAVID BRUCE**
Buyer Vesting:
Seller Name: **JONES, DAVID BRUCE; THE DEA ANNA JONES TRUST**
Legal description: **Lot: 39 Tract No: 3500 Map Ref: MAP46 PG30**
City/Muni/Twp: **UPLAND**

Prior Transfer

Recording Date: **07/21/1995** Document #: **95-251480 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**

First TD: **N/A**

Type of Sale:

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **DEA ANNA JONES TRUST**

Buyer Vesting: **Trust**

Seller Name: **JONES, DEA ANNA**

Legal description: **Lot: 39 Tract No: 3500 Map Ref: MB46 PG30**

City/Muni/Twp: **UPLAND**



Comparables

Trinity Redevelopment Inc,
818 N 9Th Ave, Upland, CA 91786

APN: 1046-113-02
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		10/27/2017	\$355,000	\$229	1,547	6/3/2	1950	6,048 SF	P	
1	1041 MESA CT	01/29/2018	\$438,500	\$274	1,596	6/3/2	1950	6,156 SF		.17 Mi.
2	710 VALADEZ ST	01/10/2018	\$255,000	\$420	606	4/2/1	1920	6,600 SF		.32 Mi.
3	654 N CAMPUS AVE	12/06/2017	\$405,000	\$344	1,176	5/3/2	1949	7,473 SF		.20 Mi.
4	922 N 4TH AVE	10/26/2017	\$420,000	\$377	1,114	4/2/1	1947	7,255 SF		.39 Mi.
5	817 N 9TH AVE	10/17/2017	\$380,000	\$339	1,118	6/3/1	1950	6,048 SF		.03 Mi.
6	837 N 9TH AVE	09/15/2017	\$425,000	\$362	1,173	6/3/2	1950	6,048 SF		.04 Mi.
7	546 N 6TH AVE	08/29/2017	\$440,000	\$287	1,530	6/2/3	1947	7,920 SF		.31 Mi.
8	1277 MEMORIAL CT	08/17/2017	\$455,000	\$238	1,910	7/3/2	1959	14,630 SF		.39 Mi.
9	971 MESA CT	08/16/2017	\$405,000	\$293	1,382	7/3/1	1950	6,218 SF		.16 Mi.
10	929 N 9TH AVE	08/11/2017	\$461,000	\$351	1,310	6/2/2	1950	5,852 SF		.14 Mi.
11	511 G ST	06/07/2017	\$343,000	\$476	720	5/2/1	1911	7,560 SF		.31 Mi.
12	568 N CAMPUS AVE	05/04/2017	\$410,500	\$301	1,362	6/3/1	1919	6,980 SF		.25 Mi.
13	919 N 10TH AVE	04/24/2017	\$400,000	\$353	1,132	6/2/2	1950	6,048 SF		.13 Mi.
14	645 N 8TH AVE	04/21/2017	\$347,000	\$397	874	5/2/1	1949	7,473 SF		.17 Mi.
15	1057 WASHINGTON BLVD	04/11/2017	\$470,000	\$326	1,440	6/3/2	1916	6,975 SF		.38 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		10/27/2017	\$355,000	\$229	1,547	6/3/2	1950	6,048 SF	P	
1	1041 MESA CT UPLAND, CA 91786-4026	01/29/2018	\$438,500	\$274	1,596	6/3/2	1950	6,156 SF		.17 Mi.
APN: 1046-111-08 Document #: 2018-0031392 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:23 Tract No:3500 MapRef:MB 46 PG 30 City/Muni/Twp:UPLAND										
Buyer Name: RUANO, ARACELI										
Seller Name: BROWN, KIMBERLY										
2	710 VALADEZ ST UPLAND, CA 91786-3467	01/10/2018	\$255,000	\$420	606	4/2/1	1920	6,600 SF		.32 Mi.
APN: 1045-511-13 Document #: 2018-0009260 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:519 Subdivision:ONTARIO COLONY LANDS MapRef:MB 11 PG 6 Abbreviated Description:PORTION LOT519 City/Muni/Twp:UPLAND										
Buyer Name: SM DESERT PROPERTIES LLC										
Seller Name: VALADEZ, TOBIE P BANUELOS, SAMUEL										
3	654 N CAMPUS AVE UPLAND, CA 91786-4829	12/06/2017	\$405,000	\$344	1,176	5/3/2	1949	7,473 SF		.20 Mi.
APN: 1046-201-03 Document #: 2017-0516774 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Tract No:3029 MapRef:MB45 PG73 City/Muni/Twp:UPLAND										
Buyer Name: BERNAL III, ERIBERTO BERNAL, JOY										
Seller Name: MENASCO, SEAN P MENASCO, ANTHONETTE JOY BALUYO										
4	922 N 4TH AVE UPLAND, CA 91786-3939	10/26/2017	\$420,000	\$377	1,114	4/2/1	1947	7,255 SF		.39 Mi.
APN: 1046-082-41 Document #: 2017-0443696 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:528 Subdivision:ONTARIO COLONY LANDS MapRef:MB11 PG6 City/Muni/Twp:UPLAND										
Buyer Name: LI, LIN										
Seller Name: CAYLAO, TERESA										
5	817 N 9TH AVE UPLAND, CA 91786-4002	10/17/2017	\$380,000	\$339	1,118	6/3/1	1950	6,048 SF		.03 Mi.
APN: 1046-112-13 Document #: 2017-0427445 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:2 Tract No:3500 MapRef:MAP46 PG30 City/Muni/Twp:UPLAND										
Buyer Name: CAMARGO, SYLVIA CORRINE										
Seller Name: LAWRENCE, TAMATHA LAWRENCE, DEREK										
6	837 N 9TH AVE UPLAND, CA 91786-4002	09/15/2017	\$425,000	\$362	1,173	6/3/2	1950	6,048 SF		.04 Mi.
APN: 1046-112-11 Document #: 2017-0383399 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Tract No:3500 MapRef:MB46 PG30 City/Muni/Twp:UPLAND										

Buyer Name: RAMIREZ, ANNA MARIE

Seller Name: TIMKEN, STEPHANIE J

7 546 N 6TH AVE **08/29/2017** **\$440,000** **\$287** **1,530** **6/2/3** **1947** **7,920 SF** **.31 Mi.**
UPLAND, CA 91786-4841

APN: 1046-224-03 Document #: 2017-0353126 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Tract No:2640 MapRef:MB37 PG49 City/Muni/Twp:UPLAND

Buyer Name: STUART, JENNIFER L STUART, LISA D

Seller Name: GUTIERREZ, BRENDA L GUTIERREZ, BRENDA L HERNANDEZ

8 1277 MEMORIAL CT **08/17/2017** **\$455,000** **\$238** **1,910** **7/3/2** **1959** **14,630 SF** **.39 Mi.**
UPLAND, CA 91786-3449

APN: 1045-482-11 Document #: 2017-0336619 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11&12 Tract No:3260 MapRef:MB45 PG28&29 City/Muni/Twp:UPLAND

Buyer Name: CASTANEDA, SAUL CASTANEDA, MARIA

Seller Name: VALADEZ, TOBIE P BANUELOS, SAMUEL

9 971 MESA CT **08/16/2017** **\$405,000** **\$293** **1,382** **7/3/1** **1950** **6,218 SF** **.16 Mi.**
UPLAND, CA 91786-4025

APN: 1046-111-12 Document #: 2017-0334856 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:19 Tract No:3500 MapRef:MAP46 PG30 City/Muni/Twp:UPLAND

Buyer Name: BASKIN, JANICE J

Seller Name: CLIPPERTON, DONNA J NORMA CLIPPERTON GRANTOR TRUST

10 929 N 9TH AVE **08/11/2017** **\$461,000** **\$351** **1,310** **6/2/2** **1950** **5,852 SF** **.14 Mi.**
UPLAND, CA 91786-4004

APN: 1046-112-01 Document #: 2017-0327770 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:3500 MapRef:MB46 PG30 City/Muni/Twp:UPLAND

Buyer Name: RODRIGUEZ, ANDRES V

Seller Name: LGW PROPERTIES

11 511 G ST **06/07/2017** **\$343,000** **\$476** **720** **5/2/1** **1911** **7,560 SF** **.31 Mi.**
UPLAND, CA 91786-4852

APN: 1046-221-12 Document #: 2017-0232755 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:7 Block:2 Subdivision:ONTARIO COLONY LANDS MapRef:MB15 PG89 City/Muni/Twp:UPLAND

Buyer Name: GARCIA, ISABEL

Seller Name: HADDAD, MANHAL H

12 568 N CAMPUS AVE **05/04/2017** **\$410,500** **\$301** **1,362** **6/3/1** **1919** **6,980 SF** **.25 Mi.**
UPLAND, CA 91786-4827

APN: 1046-211-09 Document #: 2017-0185943 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:21 Block:2 Subdivision:ALLENS SUBDIVISION MapRef:MAP16 PG90 City/Muni/Twp:UPLAND

Buyer Name: GROTKE, GALT GLENN GOMEZ, HALEY ELIZABETH

Seller Name: PIVIK, JANICE PIVIK, KARLA

13 **919 N 10TH AVE** **04/24/2017** **\$400,000** **\$353** **1,132** **6/2/2** **1950** **6,048 SF** **.13 Mi.**
UPLAND, CA 91786-4008

APN: 1046-113-16 Document #: 2017-0169356 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:53 Tract No:3500 MapRef:MB46 PG30 City/Muni/Twp:UPLAND

Buyer Name: SNOWDEN, BRIAN WINN SNOWDEN, ERIN

Seller Name: THAKUR, SHRI S THAKUR, RITA PATEL

14 **645 N 8TH AVE** **04/21/2017** **\$347,000** **\$397** **874** **5/2/1** **1949** **7,473 SF** **.17 Mi.**
UPLAND, CA 91786-4808

APN: 1046-201-20 Document #: 2017-0165839 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:3029 MapRef:MB45 PG73 City/Muni/Twp:UPLAND

Buyer Name: LEE, LIZA J

Seller Name: MEEHAN, JAMES W KIEFER, THOMAS R

15 **1057 WASHINGTON BLVD** **04/11/2017** **\$470,000** **\$326** **1,440** **6/3/2** **1916** **6,975 SF** **.38 Mi.**
UPLAND, CA 91786-5461

APN: 1046-441-06 Document #: 2017-0149919 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Block:1 Subdivision:PLEASANT VIEW TRACT MapRef:MB16 PG76 City/Muni/Twp:UPLAND

Buyer Name: HENEISE, KELLY ANN GUTIERREZ, ALEJANDRO

Seller Name: WILLIAMS, DOUGLAS J WILLIAMS, CAROL G

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **6,975 SF**

Median # of Baths: **2**

Median Living Area: **1,176 SF**

Median Year Built: **1949**

Price Range - 2 Yrs: **\$255,000 To \$470,000**

Age Range: **59 Years To 107 Years**

Median Value: **\$410,500**

Median Age: **69 Years**



Assessor Map

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

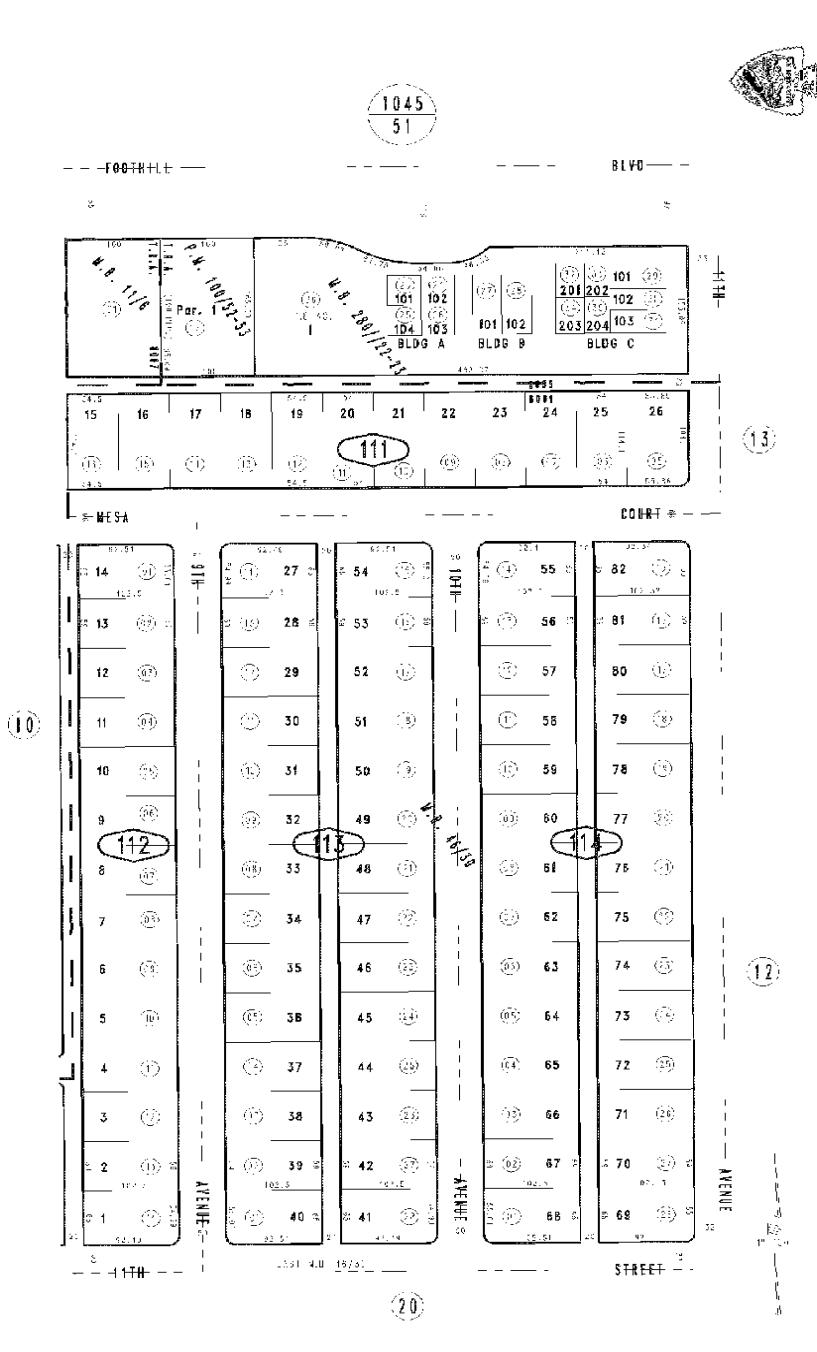
[Click here to get the map in TIF](#)

August 2004

City of Upland, California
 Assessor's Office
 1500 N. Upland Ave., Upland, CA 91786
 Phone: (951) 807-8007
 Fax: (951) 807-8008
 Website: www.cityofupland.com

Plat N1/2, Sec 8
 T15S, R7W

Assessor's Map
 Book 1046 Page 11
 San Bernardino County



City of Upland
 Tax Roll Area
 8001, 8035, 8007

Plat, Ontario Colony Lands, M.B. 11/6

City of Upland
 Tax Roll Area
 8001, 8035, 8007

1046 - 11

