



Real Estate Reports

Property:
8359 Ilex St
Fontana, CA 92335
APN: 0229-072-03

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Homes LLC,
8359 Ilex St, Fontana, CA 92335

APN: 0229-072-03
San Bernardino County

Owner Information

Primary Owner: **TRINITY HOMES LLC,**

Secondary Owner:

Mail Address: **8359 ILEX ST
FONTANA CA 92335**

Site Address: **8359 ILEX ST
FONTANA CA 92335**

Assessor Parcel Number: **0229-072-03**

Census Tract: **0022.04**

Housing Tract Number: **2102**

Lot Number: **339**

Legal description: **Lot: 339 District: 07 Tract No: 2102 Abbreviated Description: LOT:339 DIST:07 TR#:2102 TR NO 2102
FONTANA ARROW ROUTE TR N 165 FT LOT 339 EX WLY 270 FT 1.50 AC City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **11/13/2017**

Document #: **2017-0476493**

Sale Amount: **N/A**

Seller: **D&A INVESTMENTS**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$580,000**

Land Value: **\$380,000**

Imp. Value: **\$200,000**

Homeowner
Exemption:

% Improvement: **34.48%**

Tax Amount: **\$6,984.36**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **74-025**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1951**

Pool:

Bathrooms: **1**

Square Feet: **1,144 SF**

Lot Size: **1.5 AC**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

Garage: **Detached 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Homes LLC,
8359 Ilex St, Fontana, CA 92335

APN: 0229-072-03
San Bernardino County

Mortgage Release

Recording Date: 12/07/2017	Document #: 2017-0519569 BK-PG -
Loan Amount: \$112,000	Document Type: Release Of Mortgage
Original Lender: PMC BANCORP	Origination Doc #: 2009-0239701 BK-PG -
Borrowers Name: JORGE L CHAVEZ	
Origination Recording Date: 06/02/2009	Effective Date: 11/20/2017
Current Lender: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER AS TRUSTEE	

Mortgage Record

Recording Date: 11/13/2017	Document #: 2017-0476494 BK-PG -
Loan Amount: \$125,000	Loan Type: Unknown Loan Type
TD Due Date:	Type of Financing:
Interest Rate:	
Lender Name: LIU ZHENG LIVING TRUST	
Lender Type: Private Party	
Borrowers Name: TRINITY HOMES LLC	
Vesting:	

Prior Transfer

Recording Date: 11/13/2017	Document #: 2017-0476493 BK-PG -
Price: N/A	Document Type: Grant Deed
First TD: \$125,000	Type of Sale: Transfer Tax On Doc. Indicated As EXEMPT
Mortgage Doc #: 2017-0476494	Interest Rate:
Lender Name: LIU ZHENG LIVING TRUST	
Buyer Name: TRINITY HOMES LLC	
Buyer Vesting:	
Seller Name: D&A INVESTMENTS	
Legal description: Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15	
City/Muni/Twp: FONTANA	

Prior Transfer

Recording Date: 11/04/2016	Document #: 2016-0466302 BK-PG -
Price: N/A	Document Type: Intra-family Transfer Or Dissolution
First TD: N/A	Type of Sale: Transfer Tax On Doc. Indicated As EXEMPT
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: D & A INVESTMENTS	

Buyer Vesting:
Seller Name: **D & A INVESTMENTS; A & D INVESTMENTS**
Legal description: **Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11**
City/Muni/Twp: **FONTANA**

Mortgage Assignment

Recording Date: 09/09/2016	Document #: <u>2016-0371683 BK-PG -</u>
Loan Amount: \$112,000	Document Type: Assignment Of Mortgage
Original Lender: PMC BANCORP	Origination Doc #: <u>2009-0239701 BK-PG -</u>
Borrowers Name: JORGE L CHAVEZ	Effective Date: 08/24/2016
Origination Recording Date: 06/02/2009	Assignee Name: NATIONSTAR MORTGAGE LLC
Assignor Name: CITIMORTGAGE, INC.	

Prior Transfer

Recording Date: 09/06/2016	Document #: <u>2016-0361248 BK-PG -</u>
Price: N/A	Document Type: Grant Deed
First TD: N/A	Type of Sale: Transfer Tax On Doc. Indicated As EXEMPT
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: A & D INVESTMENTS	
Buyer Vesting:	
Seller Name: CHAVEZ, JORGE L	
Legal description: Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15	
City/Muni/Twp: FONTANA	

Mortgage Record

Recording Date: 06/02/2009	Document #: <u>2009-0239701 BK-PG -</u>
Loan Amount: \$112,000	Loan Type: Unknown Loan Type
TD Due Date: 06/01/2039	Type of Financing:
Interest Rate:	
Lender Name: PMC BANCORP	
Lender Type: Other	
Borrowers Name: CHAVEZ, JORGE L	
Vesting:	

Prior Transfer

Recording Date: 06/02/2009	Document #: <u>2009-0239700 BK-PG -</u>
Price: \$140,000	Document Type: Grant Deed
First TD: \$112,000	Type of Sale: Full-Computed From Transfer Tax
Mortgage Doc #: <u>2009-0239701</u>	Interest Rate:
Lender Name: PMC BANCORP	
Buyer Name: CHAVEZ, JORGE L	
Buyer Vesting:	
Seller Name: BADIOLA, ELIANA	
Legal description: Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15	
City/Muni/Twp: UNINCORPORATED	

Foreclosure Record

Recording Date: **02/13/2009**

Document #:

Document Type: **Cancelled**

Original Foreclosure Document:

Legal description:

Foreclosure Record

Recording Date: **02/13/2009**

Document #:

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

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

Auction Date/Time: **05/06/2009 12:00 P.M.**

Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **02/13/2009**

Document #:

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

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

Auction Date/Time: **03/06/2009 12:00 P.M.**

Min. Bid Amount

Legal description:

Foreclosure Record

Recording Date: **02/11/2009**

Document #: **2009-0059546 BK-PG -**

Document Type: **Notice Of Sale**

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

Auction Date/Time: **03/06/2009 12:00 P.M.**

Min. Bid Amount **\$434,357**

Legal description:

Mortgage Assignment

Recording Date: **02/11/2009**

Document #: **2009-0059544 BK-PG -**

Loan Amount: **\$414,000**

Document Type: **Assignment Of Mortgage**

Original Lender: **LENDERS DIRECT CAPITAL
CORP**

Origination Doc #: **2007-0070668 BK-PG -**

Borrowers Name: **ELIANA BADIOLA**

Origination Recording Date: **02/02/2007**

Effective Date:

Assignor Name: **MERS, INC. AS NOMINEE FOR
LENDERS DIRECT CAPITAL
CORPORATION**

Assignee Name: **DLJ MORTGAGE CAPITAL, INC.**

Foreclosure Record

Recording Date: **11/06/2008**

Document #: **2008-0488492 BK-PG -**

Document Type: **Notice Of Default**

Case Number: **08-22199-SP-CA**

Beneficiary Name:

Trustor Names: **BADIOLA, ELIANA**
Trustee Name: **NATIONAL DEFAULT SERVICING CORP**
Mailing Address: **2525 E CAMELBACK RD# 200, PHOENIX, AZ 85016-**
Trustee Phone #: **602-264-6101**
TS#: **08-22199-SP-CA** Loan Doc #: **2007-0070668**
Loan Date: **02/02/2007** Loan Amount: **\$414,000**
Contact Name: **SELECT PORTFOLIO SERVICING**
Attention: **NATIONAL DEFAULT SERVICING CORP**
Mailing Address: **2525 E CAMELBACK RD# 200, PHOENIX, AZ 85016-**
Legal description: **Lot: 339**
Abbreviated Description: **NORTHERLY165 FT LOT339 EXC THEREFROM W270 FT THERE**

Mortgage Release

Recording Date: **02/02/2007** Document #: **2007-0070669 BK-PG -**
Loan Amount: **N/A** Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **NOT PROVIDED** Origination Doc #: **2007-0007253 BK-PG -**
Borrowers Name: **OASIS HMS** Effective Date:
Origination Recording Date: **01/04/2007**
Current Lender: **THOMAS JOSEPH DURANT, SR., TRUST**

Mortgage Record

Recording Date: **02/02/2007** Document #: **2007-0070668 BK-PG -**
Loan Amount: **\$414,000** Loan Type: **Balloon**
TD Due Date: **02/01/2037** Type of Financing: **Fixed To Adjustable**
Interest Rate: **7.60%**
Lender Name: **LENDERS DIRECT CAPITAL CORP**
Lender Type: **Lending Institution**
Borrowers Name: **BADIOLA, ELIANA**
Vesting: **Married Woman As Her Sole And Separate Property**
Fixed Step:
Adjustable Rate Index: **6 Month Libor** Change Index: **5.75%**
Rate Change Frequency: **Semi-Annual** First Change Date: **02/01/2009**
Int Rate not <: **7.6%** Int Rate not >: **10.6%**
Maximum Interest Rate: **14.6%** Interest Only Period:
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Mortgage Release

Recording Date: **01/23/2007** Document #: **2007-0045105 BK-PG -**
Loan Amount: **\$78,500** Document Type: **Release Of Mortgage**
Original Lender: **DBA FIRST BANC HOME MTG INC** Origination Doc #: **2002-0335578 BK-PG -**
Borrowers Name: **TOM COONS** Effective Date:
Origination Recording Date: **06/28/2002**
Current Lender: **CALIFORNIA RECONVEYANCE COMPANY AS TRUSTEESN**

Prior Transfer

Recording Date: **01/22/2007** Document #: **2007-0039324 BK-PG -**

Price: **N/A**

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

First TD: **N/A**

Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **BADIOLA, ELIANA**

Buyer Vesting: **Married Woman As Her Sole And Separate Property**

Seller Name: **BADIOLA, MANUEL**

Legal description: **Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15**

Abbreviated Description: **NORTHERLY165 FT LOT339 EXC THEREFROM W270 FT THEREOF**

City/Muni/Twp: **UNINCORPORATED**

Prior Transfer

Recording Date: **01/22/2007**

Document #: **2007-0039323 BK-PG -**

Price: **N/A**

Document Type: **Grant Deed**

First TD: **N/A**

Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **BADIOLA, ELIANA**

Buyer Vesting: **Married Woman As Her Sole And Separate Property**

Seller Name: **OASIS HOMES INC**

Legal description: **Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15**

Abbreviated Description: **NORTHERLY165 FT LOT339 EXC THEREFROM W270 FT THEREOF**

City/Muni/Twp: **UNINCORPORATED**

Mortgage Record

Recording Date: **01/04/2007**

Document #: **2007-0007253 BK-PG -**

Loan Amount: **\$300,000**

Loan Type: **Unknown Loan Type**

TD Due Date:

Type of Financing:

Interest Rate:

Lender Name: **THOMAS JOSEPH DURANT SR TRUST**

Lender Type: **Private Party**

Borrowers Name: **OASIS HOMES INC**

Vesting:

Prior Transfer

Recording Date: **01/04/2007**

Document #: **2007-0007252 BK-PG -**

Price: **N/A**

Document Type: **Grant Deed**

Multiple Parcels Involved In This Transaction

First TD: **\$300,000**

Type of Sale: **Price As "0", "None", "No Consideration"**

Mortgage Doc #: **2007-0007253**

Interest Rate:

Lender Name: **THOMAS JOSEPH DURANT SR TRUST**

Buyer Name: **OASIS HOMES INC**

Buyer Vesting:

Seller Name: **BADIOLA, ELIANA**

Legal description: **Lot: 339 Tract No: 2102 Map Ref: MAP31 PG11-15**

Abbreviated Description: **NORTHERLY165 FT LOT339 EXC THEREFROM W270 FT THEREOF**

Prior Transfer

Recording Date: **01/03/2007**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **BADIOLA, ELIANA**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **BADIOLA, MANUEL**
Legal description: **Lot: 339 Tract No: 2101 Map Ref: MAP31 PG11-15**
Abbreviated Description: **NORTHERLY165 FT LOT339 EXCEPTING THEREFROM W270 FTTHEREOFHERE3F & N90 FT & S75 FT N165 FT LOT342 EX**
City/Muni/Twp: **FONTANA**

Document #: **2007-0005558 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Interest Rate:

Prior Transfer

Recording Date: **01/03/2007**
Price: **\$1,600,000**
Multiple Parcels Involved In This Transaction
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **BADIOLA, ELIANA**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **COONS, TOM; COONS, RINDY L**
Legal description: **Lot: 339 Tract No: 2101 Map Ref: MAP31 PG11-15**
Abbreviated Description: **NORTHERLY165 FT LOT339 EXCEPTING THEREFROM W270 FTTHEREOF**
City/Muni/Twp: **FONTANA**

Document #: **2007-0005557 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Mortgage Record

Recording Date: **06/28/2002**
Loan Amount: **\$78,500**
TD Due Date: **07/01/2032**
Interest Rate:
Lender Name: **DBA FIRST BANC HOME MTG INC**
Lender Type: **Mortgage Company**
Borrowers Name: **COONS, TOM; COONS, RINDY L**
Vesting: **Joint Tenants**

Document #: **2002-0335578 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **11/04/1997**
Price: **\$87,500**
First TD: **N/A**
Mortgage Doc #:

Document #: **97-405046 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Lender Name:
Buyer Name: **MODIC, STANLEY; MODIC, ONNA LAUNAH**
Buyer Vesting: **Family Trust**
Seller Name: **EVANS, DORIS J; THE DORIS J EVANS REVOCABLE TRUST**
Legal description: **Lot: 339 Map Ref: MB31 PG11-15**
Abbreviated Description: **NORTHERLY165 FT LOT339**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: 05/22/1997	Document #: 97-183753 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: EVANS, DORIS J; DORIS J EVANS REVOCABLE TRUST	
Buyer Vesting: Revocable Trust	
Seller Name: EVANS DORIS J	
Legal description:	
Abbreviated Description: TR NO 2102 FONTANA ARROW ROUTE TR N 165 FT LOT 339EX WLY 270 FT 1.50 AC	

Prior Transfer

Recording Date: 05/22/1997	Document #: 97-183747 BK-PG -
Price: N/A	Document Type: Affidavit Of Death Of Joint Tenant
First TD: N/A	Type of Sale:
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: EVANS, DORIS J	
Buyer Vesting:	
Seller Name: EVANS, ARTHUR LEE; EVANS, ARTHUR L	
Legal description: Lot: 339 Map Ref: MB31 PG11-15	
Abbreviated Description: NORTHERLY165 FT LOT339	



Comparables

Trinity Homes Llc,
8359 Ilex St, Fontana, CA 92335

APN: 0229-072-03
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		11/13/2017	N/A	N/A	1,144	5/2/1	1951	2 SF		
1	13131 ARROW RTE	01/12/2018	\$330,000	\$294	1,119	4/3/1	1947	21,900 SF		.36 Mi.
2	13206 FLAGSTAFF DR	12/29/2017	\$610,000	\$221	2,749	10/5/3	2015	5,500 SF		.20 Mi.
3	13271 JOLIET DR	12/15/2017	\$566,000	\$239	2,366	9/4/3	2016	5,538 SF		.13 Mi.
4	8620 COTTONWOOD AVE	10/04/2017	\$150,000	\$142	1,054	5/2/1	1960	13,175 SF		.35 Mi.
5	13246 JOLIET DR	09/28/2017	\$676,000	\$196	3,446	10/5/3	2015	7,809 SF		.20 Mi.
6	13650 LEXUS LN	08/04/2017	\$300,000	\$169	1,766	8/4/2	1998	8,820 SF		.37 Mi.
7	8037 JAMESTOWN CIR	08/03/2017	\$560,000	\$207	2,698	7/4/2	2005	6,439 SF	Spa Only	.37 Mi.
8	13126 OATMAN DR	05/17/2017	\$575,000	\$279	2,058	7/4/2	2015	9,845 SF		.30 Mi.
9	13176 JOLIET DR	04/07/2017	\$675,000	\$194	3,467	10/5/3	2015	7,710 SF		.28 Mi.
10	13578 SEVILLE AVE	03/30/2017	\$360,000	\$266	1,350	6/4/2	2000	8,000 SF		.23 Mi.
11	13661 ARROW BLVD	01/31/2017	\$336,000	\$158	2,118	6/3/2	1984	9,735 SF		.39 Mi.
12	8395 DURANGO AVE	01/30/2017	\$320,000	\$237	1,350	6/4/2	2000	8,000 SF		.28 Mi.
13	13141 BAXTER SPRINGS DR	01/23/2017	\$635,000	\$280	2,260	9/3/3	2014	7,710 SF		.31 Mi.
14	13111 BAXTER SPRINGS DR	12/02/2016	\$680,000	\$237	2,867	9/4/3	2014	5,794 SF		.34 Mi.
15	13161 BAXTER SPRINGS DR	12/02/2016	\$786,500	\$228	3,446	10/5/3	2014	7,150 SF		.28 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		11/13/2017	N/A	N/A	1,144	5/2/1	1951	2 SF		
1	13131 ARROW RTE ETIWANDA, CA 91739-9630	01/12/2018	\$330,000	\$294	1,119	4/3/1	1947	21,900 SF		.36 Mi.
APN: 0229-171-20 Document #: 2018-0013330 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:388 Subdivision:FONTANA ARROW ROUTE Tract No:2102 MapRef:MB 31 PG 11-15 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: GOMEZ, FRANCISCO JAVIER										
Seller Name: ARELLANO, LEONCIO AGUIRRE ARELLANO, PETRA F										
2	13206 FLAGSTAFF DR RANCHO CUCAMONGA, CA 91739-9263	12/29/2017	\$610,000	\$221	2,749	10/5/3	2015	5,500 SF		.20 Mi.
APN: 0229-461-37 Document #: 2017-0554860 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:125 Tract No:18870-1 MapRef:MB 340 PG 19-28 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: LONG, TAO										
Seller Name: HU, XIAOJIE										
3	13271 JOLIET DR RANCHO CUCAMONGA, CA 91739-9265	12/15/2017	\$566,000	\$239	2,366	9/4/3	2016	5,538 SF		.13 Mi.
APN: 0229-462-10 Document #: 2017-0531107 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:55 Tract No:18870 MapRef:MAP340 PG94-101 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: YU, WAYNE PHAM, NANCY										
Seller Name: LIU, SHUANG										
4	8620 COTTONWOOD AVE FONTANA, CA 92335-2919	10/04/2017	\$150,000	\$142	1,054	5/2/1	1960	13,175 SF		.35 Mi.
APN: 0229-212-06 Document #: 2017-0411086 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:353 Subdivision:FONTANA ARROW ROUTE Tract No:2102 MapRef:MAP31 PG11-15 City/Muni/Twp:UNINCORPORATED										
Buyer Name: HI LITE SYSTEMS LLC										
Seller Name: TAIT, NANCY J THE TAIT REVOCABLE LIVING TRUST										
5	13246 JOLIET DR RANCHO CUCAMONGA, CA 91739-9265	09/28/2017	\$676,000	\$196	3,446	10/5/3	2015	7,809 SF		.20 Mi.
APN: 0229-461-69 Document #: 2017-0402227 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:157 Tract No:18870-1 MapRef:MAP340 PG19-28 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: LI, XIAOXIONG WANG, MEI										
Seller Name: SHAMAYEV, AGARON SHAMAYEV, RINA										
6	13650 LEXUS LN FONTANA, CA 92335-0540	08/04/2017	\$300,000	\$169	1,766	8/4/2	1998	8,820 SF		.37 Mi.
APN: 0229-351-34 Document #: 2017-0318450 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:34 Tract No:15799 MapRef:MAP269 PG82-84 City/Muni/Twp:UNINCORPORATED										

Buyer Name: LEE, ROY

Seller Name: JOHNSON, BEVERLY

7 8037 JAMESTOWN CIR **08/03/2017** **\$560,000** **\$207** **2,698** **7/4/2** **2005** **6,439 SF** **Spa** **.37 Mi.**
FONTANA, CA 92336-3964 **Only**

APN: 1100-312-28 Document #: 2017-0317803 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:28 Tract No:16317 MapRef:MB307 PG48-53 City/Muni/Twp:FONTANA

Buyer Name: LOPEZ, TIESE LACEY LOPEZ, ROBERTO

Seller Name: KOH, GRACE REE

8 13126 OATMAN DR **05/17/2017** **\$575,000** **\$279** **2,058** **7/4/2** **2015** **9,845 SF** **.30 Mi.**
RANCHO CUCAMONGA, CA 91739-9266

APN: 0229-482-01 Document #: 2017-0202994 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:79 Tract No:18870 MapRef:MB340 PG94-101 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: BAHLER, TROY W

Seller Name: REESE, DONALD C

9 13176 JOLIET DR **04/07/2017** **\$675,000** **\$194** **3,467** **10/5/3** **2015** **7,710 SF** **.28 Mi.**
RANCHO CUCAMONGA, CA 91739-9264

APN: 0229-461-76 Document #: 2017-0146416 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:164 Tract No:18870-1 MapRef:MAP340 PG19-28 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: JIA, ERLI XU, YING

Seller Name: ADILUKITO, AILEEN K ADILUKITO, KRIS

10 13578 SEVILLE AVE **03/30/2017** **\$360,000** **\$266** **1,350** **6/4/2** **2000** **8,000 SF** **.23 Mi.**
FONTANA, CA 92335-0558

APN: 0229-361-06 Document #: 2017-0133421 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Tract No:16020 MapRef:MB278 PG55&56

Buyer Name: CHAVEZ, JOSEPH RUTH SALDANA 2005 REVOCABLE TRUST

Seller Name: GARCIA, GREG GARCIA, REINA A

11 13661 ARROW BLVD **01/31/2017** **\$336,000** **\$158** **2,118** **6/3/2** **1984** **9,735 SF** **.39 Mi.**
FONTANA, CA 92335-0251

APN: 0229-231-34 Document #: 2017-0043104 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:3 Subdivision:FONTANA ARROW ROUTE TRACT MapRef:PM8423 MB111 PG81 City/Muni/Twp:FONTANA

Buyer Name: VALDEZ, ELIAS H

Seller Name: TERRAZAS, TERESA

12 8395 DURANGO AVE **01/30/2017** **\$320,000** **\$237** **1,350** **6/4/2** **2000** **8,000 SF** **.28 Mi.**
FONTANA, CA 92335-0561

APN: 0229-361-12 Document #: 2017-0039436 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:29 Tract No:16020 MapRef:MB278 PG55&56

Buyer Name: CHAMORRO, JOSE S

Seller Name: CON, MANUEL ANTONIO TEC CON, SUGEL CONCEPSION

13 13141 BAXTER SPRINGS DR 01/23/2017 \$635,000 \$280 2,260 9/3/3 2014 7,710 SF .31 Mi.
RANCHO CUCAMONGA, CA 91739-9255

APN: 0229-471-23 Document #: 2017-0029619 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:50 Tract No:18870-1 MapRef:MAP340 PG19-28 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: FU, QIONG

Seller Name: LENNAR HOMES OF CALIFORNIA INC

14 13111 BAXTER SPRINGS DR 12/02/2016 \$680,000 \$237 2,867 9/4/3 2014 5,794 SF .34 Mi.
RANCHO CUCAMONGA, CA 91739-9255

APN: 0229-471-20 Document #: 2016-0522668 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:47 Tract No:18870-1 MapRef:MAP340 PG19 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: WANG, JUN MA, NA

Seller Name: LENNAR HOMES OF CALIFORNIA INC

15 13161 BAXTER SPRINGS DR 12/02/2016 \$786,500 \$228 3,446 10/5/3 2014 7,150 SF .28 Mi.
RANCHO CUCAMONGA, CA 91739-9255

APN: 0229-471-25 Document #: 2016-0522662 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:52 Tract No:18870-1 MapRef:MAP340 PG19-28 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: YANG, LI WANG, GUANGPENG

Seller Name: LENNAR HOMES OF CALIFORNIA INC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **7,809 SF**

Median # of Baths: **2**

Median Living Area: **2,260 SF**

Median Year Built: **2014**

Price Range - 2 Yrs: **\$150,000 To \$786,500**

Age Range: **2 Years To 71 Years**

Median Value: **\$566,000**

Median Age: **4 Years**



Assessor Map

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

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

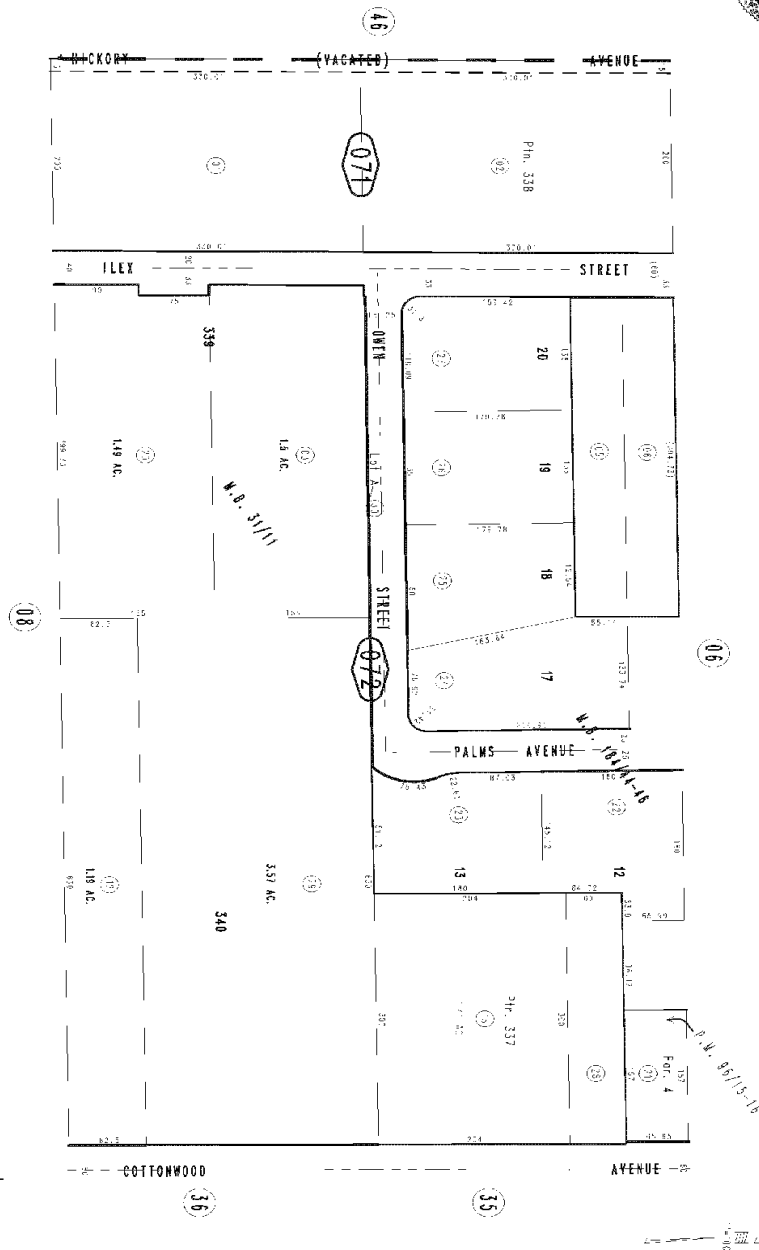


THIS WAS FOR THE PURPOSE OF A "WIDE" ANALYSIS ONLY

Pln. Fontana Arrow Tract No. 2102
M.B. 31/11

Fontana Unified
Tax Rate Area
74025

0229-07



February 2004

T. and J. 2708, MB 102708-30, directed to Prof. M.C. 102744-46
 Perc. exp. 7427, P.V. 96715 15

Pln. N.E.1/4, Sec. 9
T.1S., R.6W.

Assessor's Map
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San Bernardino County

2005年11月

