



Real Estate Reports

Property:
8393 Ilex St
Fontana, CA 92335
APN: 0229-072-20

Data deemed reliable, but not guaranteed.
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A photograph of a classical building with columns and a balcony, partially obscured by a blue gradient bar.

Property Details

Badiola Eliana
8393 Ilex St, Fontana, CA 92335

APN: 0229-072-20
San Bernardino County

Owner Information

Primary Owner: **BADIOLA ELIANA**

Secondary Owner:

Mail Address: **5000 CARNELIAN ST**
RANCHO
CUCAMONGA CA 91701

Site Address: **8393 ILEX ST**
FONTANA CA 92335

Assessor Parcel Number: **0229-072-20**

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 TRACT NO 2102 FONTANA ARROW ROUTE TR S 165 FT LOT 339 EX W 270 FT AND EX ST City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **01/22/2007**

Document #: **2007-0039319**

Sale Amount: **N/A**

Seller: **OASIS HOMES INC**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$358,400**

Land Value: **\$330,800**

Imp. Value: **\$27,600**

Homeowner
Exemption:

% Improvement: **7.7%**

Tax Amount: **\$4,156.13**

Tax Status: **Delinquent: 2014**

Tax Year: **2017**

Tax Rate Area: **74-025**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1932**

Pool:

Bathrooms: **1**

Square Feet: **692 SF**

Lot Size: **1.49 AC**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **4**

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Badiola Eliana
8393 Ilex St, Fontana, CA 92335

APN: 0229-072-20
San Bernardino County

Mortgage Release

Recording Date: **02/02/2007**
Loan Amount: **N/A**
Original Lender: **NOT PROVIDED**
Borrowers Name: **OASIS HMS**
Origination Recording Date: **01/04/2007**
Current Lender: **THOMAS JOSEPH DURANT, SR., TRUST**

Document #: **2007-0070669 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2007-0007253 BK-PG -**
Effective Date:

Prior Transfer

Recording Date: **01/22/2007**
Price: **N/A**
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: 2102 Map Ref: MAP31 PG11-15**
Abbreviated Description: **EXCEPTING THEREFROM W270 FT THEREOF ALSO EXC THEREFROM N165 FT THEREOF**
City/Muni/Twp: **UNINCORPORATED**

Document #: **2007-0039320 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: **01/22/2007**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
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: **EXCEPTING THEREFROM W270 FT THEREOF ALSO EXC THEREFROM N165 FT THEREOF**
City/Muni/Twp: **UNINCORPORATED**

Document #: **2007-0039319 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Interest Rate:

Mortgage Record

Recording Date: **01/04/2007**
Loan Amount: **\$300,000**

Document #: **2007-0007254 BK-PG -**
Loan Type: **Unknown Loan Type**

TD Due Date:
Interest Rate:
Lender Name: **THOMAS JOSEPH DURANT SR TRUST**
Lender Type: **Private Party**
Borrowers Name: **OASIS HOMES INC**
Vesting:

Type of Financing:

Mortgage Record

Recording Date: **01/04/2007**
Loan Amount: **\$300,000**
TD Due Date:
Interest Rate:
Lender Name: **THOMAS JOSEPH DURANT SR TRUST**
Lender Type: **Private Party**
Borrowers Name: **OASIS HOMES INC**
Vesting:

Document #: **2007-0007253 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **01/04/2007**
Price: **N/A**
Multiple Parcels Involved In This Transaction
First TD: **\$300,000**
Mortgage Doc #: **2007-0007253**
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 THEREOR**
City/Muni/Twp: **FONTANA**

Document #: **2007-0007252 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Interest Rate:

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 FT THEREOFHERE3F & 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** Document #: **2007-0005557 BK-PG -**
Price: **\$1,600,000** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
First TD: **N/A** Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #: Interest Rate:
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**

Mortgage Record

Recording Date: **06/28/2002** Document #: **2002-0335576 BK-PG -**
Loan Amount: **\$97,500** Loan Type: **Unknown Loan Type**
TD Due Date: **07/01/2032** Type of Financing:
Interest Rate:
Lender Name: **DBA FIRST BANC HOME MTG INC**
Lender Type: **Mortgage Company**
Borrowers Name: **COONS, TOM; COONS, RINDY L**
Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **10/26/1994** Document #: **94-436863 BK-PG -**
Price: **\$75,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **MODIC, STANLEY; MODIC, ONNA LAUNAH**
Buyer Vesting: **Family Trust**
Seller Name: **MIKEL, JOSEF; MIKEL, ELIZABETH**
Legal description: **Lot: 339 Tract No: 2102 Map Ref: MB31 PG11-15**
Abbreviated Description: **SOUTH90 FT LOT339 EXCEPTING THEREFROM WLY270 FT THEREOF**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **10/26/1994** Document #: **94-436862 BK-PG -**
Price: **N/A** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **MIKEL, JOSEF; MIKEL, ELIZABETH**
Buyer Vesting: **Family Trust**
Seller Name: **GUTIERREZ, VIRGINIA**
Legal description: **Lot: 339 Tract No: 2102 Map Ref: MB31 PG11-15**

Abbreviated Description: **SOUTH90 FT LOT339 EXCEPTING THEREFROM WLY270 FT THEREOF**

Prior Transfer

Recording Date: **09/01/1994**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **GUTIERREZ, VIRGINIA**

Buyer Vesting:

Seller Name: **MIKEL, JOSEF; MIKEL, ELIZABETH**

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

Abbreviated Description: **SOUTH90 FT LOT339 EXCEPTING THEREFROM WLY270 FT THEREOF**

City/Muni/Twp: **FONTANA**

Document #: **94-368222 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale:

Interest Rate:



Comparables

Badiola Eliana
8393 Ilex St, Fontana, CA 92335

APN: 0229-072-20
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		01/22/2007	N/A	N/A	692	4/2/1	1932	1 SF		
1	13131 ARROW RTE	01/12/2018	\$330,000	\$294	1,119	4/3/1	1947	21,900 SF		.35 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		.14 Mi.
4	8620 COTTONWOOD AVE	10/04/2017	\$150,000	\$142	1,054	5/2/1	1960	13,175 SF		.32 Mi.
5	13246 JOLIET DR	09/28/2017	\$676,000	\$196	3,446	10/5/3	2015	7,809 SF		.21 Mi.
6	13650 LEXUS LN	08/04/2017	\$300,000	\$169	1,766	8/4/2	1998	8,820 SF		.37 Mi.
7	13126 OATMAN DR	05/17/2017	\$575,000	\$279	2,058	7/4/2	2015	9,845 SF		.32 Mi.
8	13176 JOLIET DR	04/07/2017	\$675,000	\$194	3,467	10/5/3	2015	7,710 SF		.29 Mi.
9	13578 SEVILLE AVE	03/30/2017	\$360,000	\$266	1,350	6/4/2	2000	8,000 SF		.23 Mi.
10	13661 ARROW BLVD	01/31/2017	\$336,000	\$158	2,118	6/3/2	1984	9,735 SF		.38 Mi.
11	8395 DURANGO AVE	01/30/2017	\$320,000	\$237	1,350	6/4/2	2000	8,000 SF		.27 Mi.
12	13141 BAXTER SPRINGS DR	01/23/2017	\$635,000	\$280	2,260	9/3/3	2014	7,710 SF		.29 Mi.
13	13111 BAXTER SPRINGS DR	12/02/2016	\$680,000	\$237	2,867	9/4/3	2014	5,794 SF		.33 Mi.
14	13161 BAXTER SPRINGS DR	12/02/2016	\$786,500	\$228	3,446	10/5/3	2014	7,150 SF		.27 Mi.
15	13106 BAXTER SPRINGS DR	11/30/2016	\$679,000	\$246	2,749	10/5/3	2014	8,189 SF		.34 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	01/22/2007	N/A	N/A	692	4/2/1	1932	1 SF		
1	13131 ARROW RTE ETIWANDA, CA 91739-9630	01/12/2018	\$330,000	\$294	1,119	4/3/1	1947	21,900 SF		.35 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		.14 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		.32 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		.21 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 13126 OATMAN DR 05/17/2017 \$575,000 \$279 2,058 7/4/2 2015 9,845 SF .32 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

8 13176 JOLIET DR 04/07/2017 \$675,000 \$194 3,467 10/5/3 2015 7,710 SF .29 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

9 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

10 13661 ARROW BLVD 01/31/2017 \$336,000 \$158 2,118 6/3/2 1984 9,735 SF .38 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

11 8395 DURANGO AVE 01/30/2017 \$320,000 \$237 1,350 6/4/2 2000 8,000 SF .27 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

12 13141 BAXTER SPRINGS DR 01/23/2017 \$635,000 \$280 2,260 9/3/3 2014 7,710 SF .29 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

13 **13111 BAXTER SPRINGS DR** 12/02/2016 \$680,000 \$237 2,867 9/4/3 2014 5,794 SF .33 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

14 **13161 BAXTER SPRINGS DR** 12/02/2016 \$786,500 \$228 3,446 10/5/3 2014 7,150 SF .27 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

15 **13106 BAXTER SPRINGS DR** 11/30/2016 \$679,000 \$246 2,749 10/5/3 2014 8,189 SF .34 Mi.
RANCHO CUCAMONGA, CA 91739-9255

APN: 0229-471-18 Document #: 2016-0516520 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:45 Tract No:18870-1 MapRef:MAP340 PG19-28 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: ZOU, XIUYUN

Seller Name: LENNAR HOMES OF CALIFORNIA INC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **8,000 SF**

Median # of Baths: **3**

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: **\$575,000**

Median Age: **4 Years**



Assessor Map

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

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

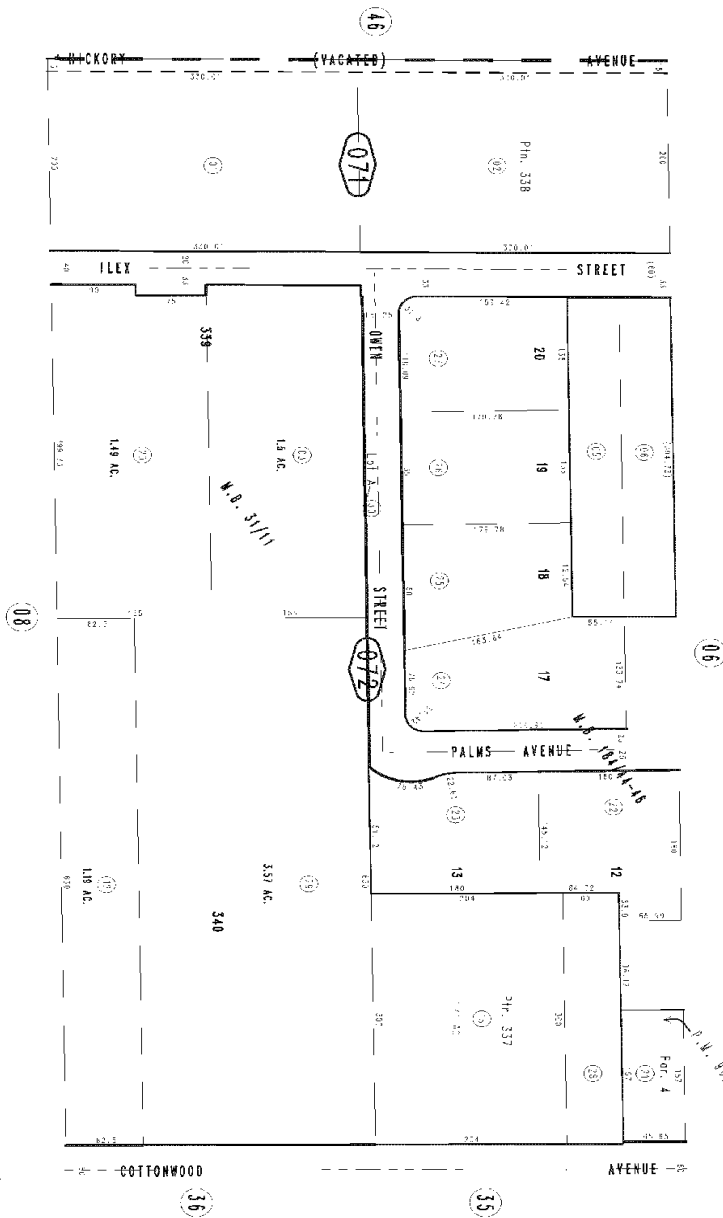


THIS MAP IS FOR THE PURPOSES OF THE 2004 TAXATION ONLY

Pin. Fontana Arrow Route Tract No. 2102
M.B. 31/11

Fontana Unified
Tax Rate Area
74025

0229-07



February 2004

Pin. T. & L. 0229, M.B. 1827/28-30, Arrow Tract No. 2102
Pin. T. & L. 0229, M.B. 1827/28-30, Arrow Tract No. 2102

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

Assessor's Map
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San Bernardino County

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