



# Real Estate Reports

**Property:**  
**8407 Reseda Ave**  
**Fontana, CA 92335**  
**APN: 0230-251-26**

Data deemed reliable, but not guaranteed.  
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Trinity Homes Llc,  
8407 Reseda Ave, Fontana, CA 92335

APN: 0230-251-26  
San Bernardino County

### Owner Information

Primary Owner: **TRINITY HOMES LLC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 112  
RANCHO  
CUCAMONGA CA 91730**

Site Address: **8407 RESEDA AVE  
FONTANA CA 92335**

Assessor Parcel Number: **0230-251-26**

Census Tract: **0024.01**

Housing Tract Number: **15305**

Lot Number: **A**

Legal description: **Lot: A District: 08 Tract No: 15305 Abbreviated Description: LOT:A DIST:08 CITY:FONTANA  
TR#:15305 TRACT 15305 LOT A City/Muni/Twp: FONTANA**

### Sale Information

Sale Date: **09/05/2017**

Document #: **2017-0362251**

Sale Amount: **N/A**

Seller: **V&B INVESTMENTS**

Sale Type:

Cost/SF:

### Assessment & Tax Information

Assessed Value: **\$55,981**

Land Value: **\$55,981**

Imp. Value:

Homeowner  
Exemption:

% Improvement:

Tax Amount: **\$1,137.69**

Tax Status: **Delinquent: 2014,2017**

Tax Year: **2017**

Tax Rate Area: **74-042**

Tax Account ID:

### Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: **10,000 SF**

Partial Baths:

Number of Units: **0**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Residential Vacant Land**

Building Style:

Owner  
Exclusions:

Use Code: **Residential-Vacant Land**

Zoning:



## Transaction History

Trinity Homes Llc,  
8407 Reseda Ave, Fontana, CA 92335

APN: 0230-251-26  
San Bernardino County

### Prior Transfer

Recording Date: **09/05/2017**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY HOMES LLC**

Buyer Vesting:

Seller Name: **V&B INVESTMENTS**

Legal description: **Lot: A Tract No: 15305 Map Ref: MB252 PG25&26**

City/Muni/Twp: **FONTANA**

Document #: **2017-0362251 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

### Prior Transfer

Recording Date: **12/03/2013**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **V & B INVESTMENTS**

Buyer Vesting:

Seller Name: **COUNTY OF SAN BERNARDINO CSA-70**

Legal description: **Lot: A Tract No: 15305 Map Ref: MAP252 PG25&26**

Document #: **2013-0520605 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:



## Comparables

Trinity Homes Llc,  
8407 Reseda Ave, Fontana, CA 92335

APN: 0230-251-26  
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>09/05/2017</b>	<b>N/A</b>	<b>N/A</b>		<b>//</b>		<b>10,000 SF</b>		
1	7818 WASABI WAY	12/22/2017	\$507,500	N/A		//		5,706 SF		1.17 Mi.
2	7826 WASABI WAY	12/22/2017	\$484,000	N/A		//		5,706 SF		1.17 Mi.
3	15197 HIBISCUS AVE	10/14/2016	\$350,000	N/A		//		9,100 SF		1.11 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		09/05/2017	N/A	N/A		//		10,000 SF		
1	<b>7818 WASABI WAY FONTANA, CA 92336-3122</b>	12/22/2017	\$507,500	N/A		//		5,706 SF		1.17 Mi.
APN: 1110-502-30 Document #: 2017-0545613 Document Type: Grant Deed Price Code: R Property Type: Residential Vacant Land Land Use: Residential-Vacant Land Legal: Lot:30 Tract No:18676-1 MapRef:MB 336 PG 66-69 City/Muni/Twp:FONTANA Buyer Name: LEE, REBECCA Y J Seller Name: LENNAR HOMES OF CALIFORNIA INC										
2	<b>7826 WASABI WAY FONTANA, CA 92336-3122</b>	12/22/2017	\$484,000	N/A		//		5,706 SF		1.17 Mi.
APN: 1110-502-31 Document #: 2017-0545617 Document Type: Grant Deed Price Code: R Property Type: Residential Vacant Land Land Use: Residential-Vacant Land Legal: Lot:31 Tract No:18676-1 MapRef:MB 336 PG 66-69 City/Muni/Twp:FONTANA Buyer Name: LI, SONGTAO YAN, GE Seller Name: LENNAR HOMES OF CALIFORNIA INC										
3	<b>15197 HIBISCUS AVE FONTANA, CA 92335-4328</b>	10/14/2016	\$350,000	N/A		//		9,100 SF		1.11 Mi.
APN: 0233-072-10 Document #: 2016-0430762 Document Type: Grant Deed Price Code: R Property Type: Residential Vacant Land Land Use: Residential-Vacant Land Legal: Lot:51 Subdivision:HEMLOCK VILLAGE Tract No:3178 MapRef:MAP42 PG97&98 City/Muni/Twp:UNINCORPORATED Buyer Name: MALDONADO, PEDRO MALDONADO, MARIA Seller Name: HORIZON 2010 ENTERPRISE										

## Area Sales Analysis

Total Area Sales: <b>3</b>	Median # of Bedrooms:
Median Lot Size: <b>5,706 SF</b>	Median # of Baths:
Median Living Area:	Median Year Built:
Price Range - 2 Yrs: <b>\$350,000 To \$507,500</b>	Age Range:
Median Value: <b>\$484,000</b>	Median Age:



# Assessor Map

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

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



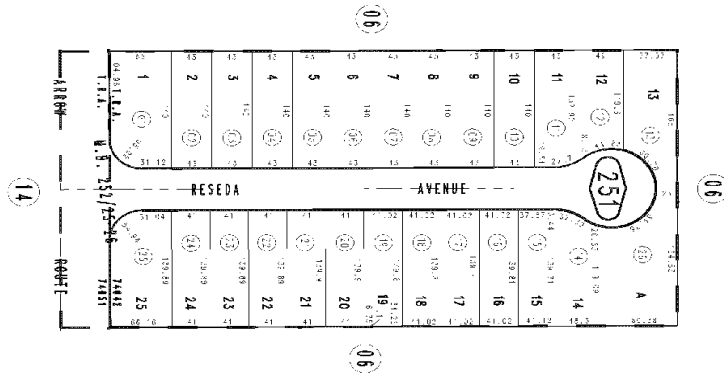
THE GREAT SEAL OF THE STATE OF CALIFORNIA

February 2004

Tract No. 15305, M.B. 252/25-26

Fontana Unified  
Tax Rate Area  
74042/74031

0230-25



Pln. N.W. 1/4, Sec. 11  
T.1S., R.6W.

Assessor's Map  
Book 0230 Page 25  
San Bernardino County

ARISA J.  
ASSESSOR

