



Real Estate Reports

Property:
9670 Oleander Ave
Fontana, CA 92335
APN: 0193-181-26

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,
9670 Oleander Ave, Fontana, CA 92335

APN: 0193-181-26
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **9670 OLEANDER AVE
FONTANA CA 92335**

Site Address: **9670 OLEANDER AVE
FONTANA CA 92335**

Assessor Parcel Number: **0193-181-26**

Census Tract: **0031.01**

Housing Tract Number:

Lot Number: **709**

Legal description: **Lot: 709 District: 08 Abbreviated Description: LOT:709 DIST:08 CITY:FONTANA S T L AND W CO S
B L LOT 709 EX W 17.96 AC AND EX N 420 FT AND EX S 186 FT AND EX ST 10-27-86 #86-316389
City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **12/15/2017**

Document #: **2017-0532278**

Sale Amount: **N/A**

Seller: **V&B INVESTMENTS
CORPORATION**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$381,480**

Land Value: **\$126,480**

Imp. Value: **\$255,000**

Homeowner H
Exemption:

% Improvement: **66.84%**

Tax Amount: **\$4,540.83**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **10-000**

Tax Account ID:

Property Characteristics

Bedrooms: **4**

Year Built: **1969**

Pool:

Bathrooms: **2**

Square Feet: **1,845 SF**

Lot Size: **8,700 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **7**

Garage: **Detached 3**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
9670 Oleander Ave, Fontana, CA 92335

APN: 0193-181-26
San Bernardino County

Mortgage Release

Recording Date: **12/20/2017**
Loan Amount: **\$361,568**
Original Lender: **GOLDEN EMPIRE MORTGAGE INC**
Borrowers Name: **RODRIGO MORALES AVILA**
Origination Recording Date: **07/15/2015**
Current Lender: **MERS, INC. AS NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS**

Document #: **2017-0541511 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2015-0302282 BK-PG -**
Effective Date: **12/06/2017**

Prior Transfer

Recording Date: **12/15/2017**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **V&B INVESTMENTS CORPORATION**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Document #: **2017-0532278 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Interest Rate:

Mortgage Record

Recording Date: **11/30/2017**
Loan Amount: **\$405,000**
TD Due Date:
Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Lender Type: **Other**
Borrowers Name: **V & B INVESTMENTS CORPORATION**
Vesting:

Document #: **2017-0510285 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **11/30/2017**
Price: **\$490,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **V&B INVESTMENTS CORPORATION**

Document #: **2017-0510284 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Buyer Vesting:
Seller Name: **AVILA, RODRIGO MORALES; ALVAREZ, HUMBERTO J**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Mortgage Record

Recording Date: **07/15/2015** Document #: **2015-0302282 BK-PG -**
Loan Amount: **\$361,568** Loan Type: **FHA**
TD Due Date: **08/01/2045** Type of Financing:
Interest Rate:
Lender Name: **GOLDEN EMPIRE MORTGAGE INC**
Lender Type: **Mortgage Company**
Borrowers Name: **AVILA, RODRIGO MORALES**
Vesting: **Married Man As His Sole And Separate Property**

Prior Transfer

Recording Date: **07/15/2015** Document #: **2015-0302281 BK-PG -**
Price: **\$374,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #:
Interest Rate:
Lender Name:
Buyer Name: **AVILA, RODRIGO MORALES; ALVAREZ, HUMBERTO J**
Buyer Vesting: **Joint Tenants**
Seller Name: **V&B INVESTMENTS CORPORATION**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **07/15/2015** Document #: **2015-0302280 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: **ALVAREZ, HUMBERTO J**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **ALVAREZ, JACQUELLINE**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **07/15/2015** Document #: **2015-0302279 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **\$361,568** Type of Sale: **Price As "0", "None", "No
Consideration"**
Mortgage Doc #: **2015-0302282** Interest Rate:
Lender Name: **GOLDEN EMPIRE MORTGAGE INC**

Buyer Name: **AVILA, RODRIGO MORALES**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **AMEZCUA, DEANA**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Mortgage Release

Recording Date: **10/21/2013**
Loan Amount: **\$180,000**
Original Lender: **DURANT ENTERPRISES INC**
Borrowers Name: **V&B INVESTMENTS**
Origination Recording Date: **11/01/2012**
Current Lender: **DURANT ENTERPRISES, INC**
Document #: **2013-0456228 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2012-0455003 BK-PG -**
Effective Date: **08/20/2013**

Prior Transfer

Recording Date: **11/02/2012**
Price: **\$200,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **V&B INVESTMENTS CORPORATION**
Buyer Vesting:
Seller Name: **U S BANK NA; PEARL ROUSSELL REVOCABLE LIVING TRUST**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**
Document #: **2012-0455959 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Mortgage Record

Recording Date: **11/01/2012**
Loan Amount: **\$180,000**
TD Due Date:
Interest Rate:
Lender Name: **DURANT ENTERPRISES INC**
Lender Type: **Other**
Borrowers Name: **V&B INVESTMENTS**
Vesting:
Document #: **2012-0455003 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **12/28/2011**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **U S BANK N A; THE PEARL ROUSSELL REVOCABLE LIVING TRUS**
Buyer Vesting: **Revocable Living Trust**
Seller Name: **ROUSSELL, PEARL**
Legal description: **Lot: 709 Map Ref: MAP11 PG12**
Document #: **2011-0550784 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **12/28/2011**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **ROUSSELL, PEARL**

Buyer Vesting:

Seller Name: **ROUSSELL, EDDIE; ROUSSELL, PEARL**

Legal description: **Lot: 709 Map Ref: MAP11 PG12**

Document #: **2011-0550783 BK-PG -**

Document Type: **Affidavit Of Death Of Joint
Tenant**

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

Interest Rate:



Comparables

Trinity Redevelopment Inc,
9670 Oleander Ave, Fontana, CA 92335

APN: 0193-181-26
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/15/2017	N/A	N/A	1,845	7/4/2	1969	8,700 SF		
1	9974 CELESTE CT	01/29/2018	\$389,000	\$181	2,144	7/4/3	1979	7,300 SF	Spa Only	.38 Mi.
2	16383 SAN BERNARDINO AVE	01/22/2018	\$240,000	\$273	877	4/2/1	1953	7,680 SF		.15 Mi.
3	9955 MADRONA DR	01/17/2018	\$320,000	\$273	1,170	5/3/2	1978	7,200 SF		.38 Mi.
4	16343 SAN BERNARDINO AVE	01/11/2018	\$250,000	\$289	864	5/2/1	1953	8,400 SF		.11 Mi.
5	9935 DATE ST	12/29/2017	\$278,500	\$189	1,470	6/3/2	1978	7,200 SF		.37 Mi.
6	9650 CHERIMOYA DR	12/29/2017	\$365,000	\$228	1,597	6/3/3	1978	7,980 SF		.36 Mi.
7	ELWOOD AVE	12/12/2017	\$450,000	N/A		//		9,195 SF		.35 Mi.
8	ELWOOD AVE	11/28/2017	\$450,000	N/A		//		8,843 SF		.33 Mi.
9	ELWOOD AVE	11/28/2017	\$440,000	N/A		//		9,932 SF		.36 Mi.
10	ELWOOD AVE	11/27/2017	\$435,000	N/A		//		9,246 SF		.33 Mi.
11	16430 HAWTHORNE AVE	11/15/2017	\$350,000	\$203	1,716	7/4/2	1978	7,200 SF		.34 Mi.
12	16330 AZALEA CT	11/02/2017	\$360,000	\$186	1,931	7/4/2	1980	7,245 SF	Spa Only	.11 Mi.
13	9956 DATE ST	10/27/2017	\$330,000	\$200	1,646	6/3/2	1978	7,200 SF		.38 Mi.
14	9555 DATE ST	09/14/2017	\$375,000	\$180	2,072	7/3/2	1971	7,350 SF	Yes	.20 Mi.
15	9808 CYPRESS AVE	08/16/2017	\$290,000	\$263	1,100	6/3/1	1932	15,000 SF		.31 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		12/15/2017	N/A	N/A	1,845	7/4/2	1969	8,700 SF		
1	9974 CELESTE CT FONTANA, CA 92335-7802	01/29/2018	\$389,000	\$181	2,144	7/4/3	1979	7,300 SF	Spa Only	.38 Mi.
APN: 0251-024-09 Document #: 2018-0031020 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Tract No:9492 MapRef:MB 133 PG 13&14 City/Muni/Twp:FONTANA										
Buyer Name: RAMIREZ, FELIX										
Seller Name: PALACIOS, JORGE A										
2	16383 SAN BERNARDINO AVE FONTANA, CA 92335-6542	01/22/2018	\$240,000	\$273	877	4/2/1	1953	7,680 SF		.15 Mi.
APN: 0251-292-53 Document #: 2018-0021289 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:715 Subdivision:THE SEMI TROPIC LAND AND WATER COMPANY MapRef:MB 11 PG 12 Abbreviated Description:WEST64FT N150FT E2 E2 W2 LOT715 City/Muni/Twp:FONTANA										
Buyer Name: HERNANDEZ, ROMAN										
Seller Name: RAMOS, HECTOR RAMOS, JOSE HECTOR										
3	9955 MADRONA DR FONTANA, CA 92335-6526	01/17/2018	\$320,000	\$273	1,170	5/3/2	1978	7,200 SF		.38 Mi.
APN: 0251-301-48 Document #: 2018-0015889 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:9085 MapRef:MB 128 PG 17&18 City/Muni/Twp:FONTANA										
Buyer Name: HE, QIJING										
Seller Name: MARTINEZ IV, JOHN ROBERT DOROTHY W FELIS LIVING TRUST										
4	16343 SAN BERNARDINO AVE FONTANA, CA 92335-6542	01/11/2018	\$250,000	\$289	864	5/2/1	1953	8,400 SF		.11 Mi.
APN: 0251-292-50 Document #: 2018-0011759 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:715 Subdivision:SEMI TROPIC LAND AND WATER COMPANY MapRef:MB 11 PG 12 Abbreviated Description:EAST70FT N170FT W2 W2 LOT715 City/Muni/Twp:FONTANA										
Buyer Name: AGUILAR, LEONEL B										
Seller Name: CHAND, AMAR CHAND, HARINDER KAUR										
5	9935 DATE ST FONTANA, CA 92335-6511	12/29/2017	\$278,500	\$189	1,470	6/3/2	1978	7,200 SF		.37 Mi.
APN: 0251-301-37 Document #: 2017-0553787 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:30 Tract No:9085 MapRef:MB 128 PG 17&18 City/Muni/Twp:FONTANA										
Buyer Name: BRECKENRIDGE PROPERTY FUND 2016 LLC										
Seller Name: VERDUZCO, JUAN M VERDUZCO, DAMARIS E										
6	9650 CHERIMOYA DR FONTANA, CA 92335-5408	12/29/2017	\$365,000	\$228	1,597	6/3/3	1978	7,980 SF		.36 Mi.
APN: 0193-321-37 Document #: 2017-0554767 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:29 Tract No:9651 MapRef:MB 133 PG 35&36 City/Muni/Twp:FONTANA										

Buyer Name: VARGAS, JOSE GUTIERREZ, JUANA

Seller Name: KAVIPURAPU, PRABHAKAR KAVIPURAPU, ARAVINDA

7	ELWOOD AVE FONTANA, CA 92335-	12/12/2017	\$450,000	N/A	//	9,195 SF	.35 Mi.			
APN: 0251-331-25 Document #: 2017-0526164 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties				Land Use: Single Family Residential						
Legal: Lot:6 Tract No:17161 MapRef:MB345 PG19&20 City/Muni/Twp:FONTANA										
Buyer Name: CECIL, JIM R CECIL, JACLYN Y										
Seller Name: MASTER DEVELOPMENT LLC										
8	ELWOOD AVE FONTANA, CA 92335-	11/28/2017	\$450,000	N/A	//	8,843 SF	.33 Mi.			
APN: 0251-331-20 Document #: 2017-0504565 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties				Land Use: Single Family Residential						
Legal: Lot:1 Tract No:17161 MapRef:MB345 PG19&20 City/Muni/Twp:FONTANA										
Buyer Name: JARQUIN, LUIS H										
Seller Name: MASTER DEVELOPMENT LLC										
9	ELWOOD AVE FONTANA, CA 92335-	11/28/2017	\$440,000	N/A	//	9,932 SF	.36 Mi.			
APN: 0251-331-23 Document #: 2017-0504739 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties				Land Use: Single Family Residential						
Legal: Lot:4 Tract No:17161 MapRef:MB345 PG19&20 City/Muni/Twp:FONTANA										
Buyer Name: HUANG, ANGELA YI YU, MEIHONG										
Seller Name: MASTERS DEVELOPMENT LLC										
10	ELWOOD AVE FONTANA, CA 92335-	11/27/2017	\$435,000	N/A	//	9,246 SF	.33 Mi.			
APN: 0251-331-26 Document #: 2017-0502251 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties				Land Use: Single Family Residential						
Legal: Lot:7 Tract No:17161 MapRef:MB345 PG19&20 City/Muni/Twp:FONTANA										
Buyer Name: CARRILLO, ANDRES CARRILLO, CRUZ ANGELICA										
Seller Name: MASTER DEVELOPMENT LLC										
11	16430 HAWTHORNE AVE FONTANA, CA 92335-5624	11/15/2017	\$350,000	\$203	1,716	7/4/2	1978	7,200 SF	.34 Mi.	
APN: 0193-441-53 Document #: 2017-0487003 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties					Land Use: Single Family Residential					
Legal: Lot:4 Tract No:9207 MapRef:MB134 PG41&42 City/Muni/Twp:FONTANA										
Buyer Name: XIAO, XIAOTIAN										
Seller Name: FANNIE MAE FEDERAL NATIONAL MORTGAGE ASSOCIATION										
12	16330 AZALEA CT FONTANA, CA 92335-6576	11/02/2017	\$360,000	\$186	1,931	7/4/2	1980	7,245 SF	Spa Only	.11 Mi.
APN: 0251-292-21 Document #: 2017-0454817 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties						Land Use: Single Family Residential				
Legal: Lot:27 Tract No:9500 MapRef:MB148 PG43&44 City/Muni/Twp:FONTANA										

Buyer Name: RODARTE, DANIEL RUBIO RODARTE, DEBRA LYN

Seller Name: MONROY, CECILIA

13 **9956 DATE ST** **10/27/2017** **\$330,000** **\$200** **1,646** **6/3/2** **1978** **7,200 SF** **.38 Mi.**
FONTANA, CA 92335-6511

APN: 0251-301-45 Document #: 2017-0445337 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:9085 MapRef:MB128 PG17&18 City/Muni/Twp:FONTANA

Buyer Name: MARJI, BASHAR J SARKY, CHANTAL G

Seller Name: HILLVIEW DEVELOPMENT LLC

14 **9555 DATE ST** **09/14/2017** **\$375,000** **\$180** **2,072** **7/3/2** **1971** **7,350 SF** **Yes** **.20 Mi.**
FONTANA, CA 92335-5618

APN: 0193-434-11 Document #: 2017-0380341 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:54 Tract No:7706 MapRef:MB101 PG14&15 City/Muni/Twp:FONTANA

Buyer Name: VALENZUELA, MAXIMINA G MEDINA, GERARDO

Seller Name: MACIAS, ARTURO

15 **9808 CYPRESS AVE** **08/16/2017** **\$290,000** **\$263** **1,100** **6/3/1** **1932** **15,000 SF** **.31 Mi.**
FONTANA, CA 92335-6506

APN: 0251-231-40 Document #: 2017-0333593 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:718 Subdivision:SEMI TROPIC LAND & WATER COMPANY MapRef:MAP11 PG12 City/Muni/Twp:FONTANA

Buyer Name: GARCIA, ANGELINA GARCIA, SERGIO

Seller Name: BALSANO, SHERRLYN HEDRICK, PAULETTE

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **7,680 SF**

Median # of Baths: **2**

Median Living Area: **1,170 SF**

Median Year Built: **1978**

Price Range - 2 Yrs: **\$240,000 To \$450,000**

Age Range: **38 Years To 86 Years**

Median Value: **\$360,000**

Median Age: **40 Years**



Assessor Map

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

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

January 2004



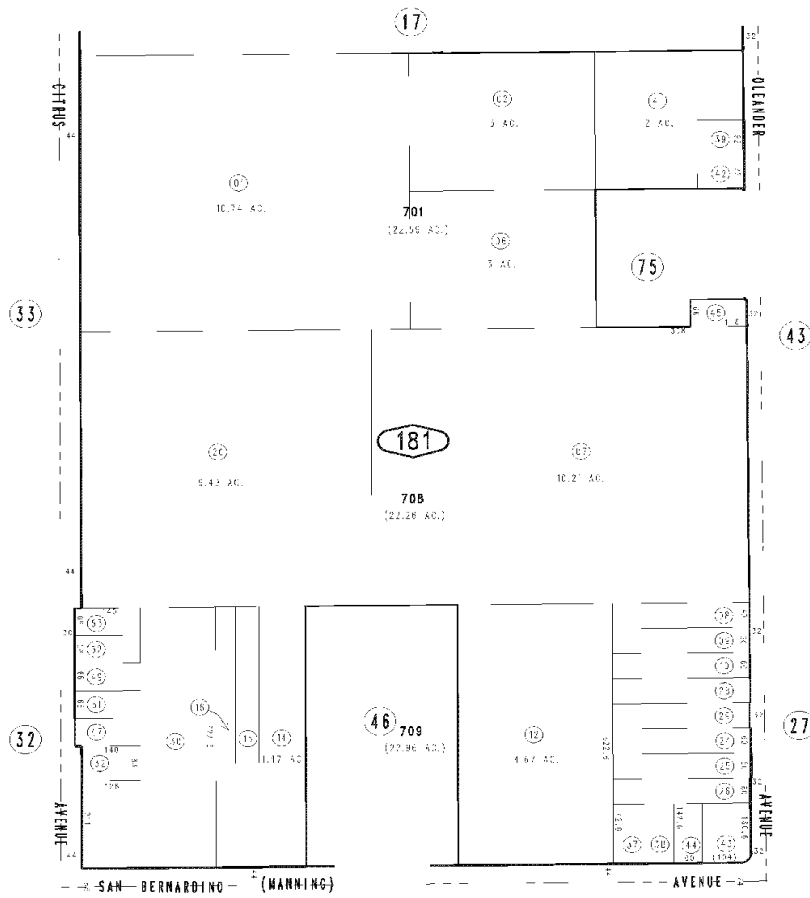
Assessor

THIS MAP IS FOR THE PURPOSES OF THE 2004 TAXATION ONLY

Pln. Semi-Tropic Land & Water Co., Sub., S.B.L.
M.B. 11/12

City of Fontana
Tax Rate Area
10000

0193 - 18



Assessor's Map
Book 0193 Page 18
San Bernardino County

0193-18
2/2/04

