



Date: 10/20/2020
Property: 1456 MORSE DR, SAN
BERNARDINO, CA
92404-5418
APN: 0147-102-18-0000
County: SAN BERNARDINO

Subject Property Location

Report Date: 10/20/2020

Property Address	1456 MORSE DR	Order ID:	R17708361
City, State & Zip	SAN BERNARDINO, CA 92404-5418		
County	SAN BERNARDINO COUNTY	Property Use	Single Family Residential
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number	0147-102-18-0000
Map Reference	Thomas Bros Pg-Grid	Census Tract	0063.01

Legal Description

Lot	51
Section/Block	/
Tract No	3297
Abbrev. Description	TRACT 3297 LOT 51 WINDSOR ANNEX HOMES

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$250,000
		Sale Date	09/09/2020
		Recording Date	10/01/2020
Vesting		Recorder Doc #	2020-0374253
		Book/Page	

Latest Full Sale Information

Owner Name(s)	TRINITY REDEVELOPMENT INC,	Sale Price	\$250,000
		Sale Date	09/09/2020
		Recording Date	10/01/2020
Vesting		Recorder Doc #	2020-0374253
		Book/Page	

Financing Details at Time of Purchase

No financing details available


Loan Officer Insights

No details available

Lien History



Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms	3	Year Built	1950	Living Area (SF)	1,066
	Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Price (\$/SF)	\$235/SF
	Total Rooms	6	Stories/Floors	1 Story	Lot Size (SF/AC)	7,500/.17
	Construction Type	Frame	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	Pool (yes) - P
	Roof Material/Type	Composition Shingle	Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style	Conventional	A/C	N
	Property Type	Residential	View	View (type not specified)	Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

Assessment Year	2020	Tax Year	2020	Tax Exemption	
Total Taxable Value	\$148,437	Tax Amount	\$2,017	Tax Rate Area	7-232

	Land Value	\$29,689	Tax Account ID		
	Improvement Value	\$118,748	Tax Status	No Delinquency Found	
	Improvement Ratio	80%	Delinquent Tax Year		
	Total Value			Market Improvement Value	
	Market Land Value			Market Value Year	

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
© 2020 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

Subject Property Location















Property Address 1456 MORSE DR
 City, State & Zip SAN BERNARDINO, CA 92404-5418

Report Date: 10/20/2020

Order ID: R17708362

County: SAN BERNARDINO

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	10/01/2020	\$250,000	\$235	1,066	6	3	1	1950	7,500/.17	Pool (yes) - P	
1		1401 PEPPER TREE LN	07/09/2020	\$275,000	\$289	952	5	3	1	1951	7,200/.17		0.09
2		573 E EVANS ST	10/02/2020	\$300,000	\$308	975	5	2	1	1949	7,350/.17		0.13
3		531 E 16TH ST	05/20/2020	\$305,000	\$193	1,584	6	3	2	1949	7,500/.17		0.21
4		1279 VALENCIA AVE	07/02/2020	\$227,000	\$322	704	4	2	1	1926	10,000/.23		0.21
5		448 E 16TH ST	08/07/2020	\$328,000	\$303	1,082	7	3	1	1951	6,710/.15		0.26
6		608 E TRENTON ST	07/10/2020	\$320,000	\$180	1,774	7	3	2	1952	9,858/.23	Heated Pool - H	0.27
7		1648 CRESTVIEW AVE	06/22/2020	\$245,000	\$286	858	5	2	1	1951	6,695/.15		0.29
8		339 E 17TH ST	08/10/2020	\$235,000	\$223	1,054	4	2	1	1938	10,750/.25		0.38
9		360 E 17TH ST	06/01/2020	\$265,000	\$229	1,158	7	2	1	1935	10,750/.25		0.4
10		367 E 18TH ST	10/02/2020	\$330,000	\$318	1,037	5	2	1	1951	6,405/.15		0.41
11		781 E 19TH ST	08/17/2020	\$325,000	\$268	1,212	6	3	2	1952	6,710/.15		0.47
12		7181 BARTON ST	07/10/2020	\$161,000	\$140	1,154	5	3	1	1939	13,400/.31		0.52
13		506 E 20TH ST	06/26/2020	\$230,000	\$263	876	5	2	1	1951	7,345/.17		0.55
14		1932 BROADMOOR BLVD	04/30/2020	\$248,000	\$283	876	5	2	1	1950	7,020/.16		0.56
15		1115 BELVAN AVE	07/07/2020	\$250,000	\$213	1,174	5	3	2	1936	7,975/.18		0.56
16		377 E 20TH ST	07/31/2020	\$270,000	\$299	903	5	2	1	1950	6,790/.16		0.56
17		274 E 19TH ST	09/22/2020	\$287,000	\$362	792	5	2	1	1926	4,608/.11		0.61
18		230 E 18TH ST	07/10/2020	\$346,000	\$280	1,237	6	2	1	1947	7,500/.17		0.63
19		1495 N SIERRA WAY	08/27/2020	\$242,000	\$315	768	4	2	1	1924	4,400/.1		0.69
20		1347 GENEVIEVE ST	09/02/2020	\$265,000	\$341	776	6	2	1	1927	3,750/.09		0.76

Area Sales Analysis

Total Area Sales/ Count	\$7,059,500/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	7,100 /.16
Price Range - 2 years	\$70,000 - \$830,000	Median # of Bedrooms	3	Median Year Built	1951
Age Range	31 - 94	Median Living Area (SF)	1,104	Median Value	\$276,250
Median Age	69	Median Price (\$/SF)	\$268/SF		

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
 © 2020 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

Subject Property Location

Property Address	1456 MORSE DR	Report Date:	10/20/2020
City, State & Zip	SAN BERNARDINO, CA 92404-5418	Order ID:	R17708363
County	SAN BERNARDINO COUNTY	Property Use	Single Family Residential
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number	0147-102-18-0000
Map Reference			

Legal Description

Lot	51
Section/Block	/
Tract No	3297
Abbrev. Description	TRACT 3297 LOT 51 WINDSOR ANNEX HOMES

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$250,000
		Sale Date	09/09/2020
		Recording Date	10/01/2020
Vesting		Recorder Doc #	2020-0374253
		Book/Page	

Loan Officer Insights


No details available

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	10/01/2020	Deed	Grant Deed	\$250,000	2020-0374253	TRINITY REDEVELOPMENT INC	AVALOS, FRANCISCO JAVIER; AVALOS, CHRISTOPHER; AVALOS, MICHAEL
2	10/01/2020	Deed	Intra-family Transfer or Dissolution		2020-0374252	AVALOS, MICHAEL	AVALOS, MARLENE
3	01/24/2018	Deed	Intra-family Transfer or Dissolution		2018-0026598	AVALOS, FRANCISCO JAVIER; AVALOS, CHRISTOPHER; AVALOS, MICHAEL	AVALOS, FRANCISCO JAVIER
4	01/17/2018	Deed	Affidavit of Death of Joint Tenant		2018-0016844	AVALOS, FRANCISCO J; AVALOS, FRANCISCO	AVALOS, CECILIA
5	05/18/2007	Mortgage	Credit Line	\$20,000	2007-0301437	AVALOS, FRANCISCO J; AVALOS, CECILIA	
6	11/16/2005	Assignment	Assignment of Mortgage	\$130,000	2005-0862041	FRANCISCO J AVALOS	
7	10/24/2005	Release	Substitution of Trustee and Full Reconveyance	\$102,500	2005-0795440	FRANCISCO J AVALOS	
8	08/31/2005	Mortgage	Non Purchase Money (misc)	\$130,000	2005-0647118	AVALOS, FRANCISCO J; AVALOS, CECILIA	
9	08/31/2005	Deed	Intra-family Transfer or Dissolution		2005-0647117	AVALOS, FRANCISCO J; AVALOS, CECILIA	AVALOS, FRANCISCO J; AVALOS, CECILIA; AVALOS, CECILIA
10	09/04/2003	Mortgage	Unknown Loan Type	\$102,500	2003-0661682	AVALOS, FRANCISCO J; AVALOS, CECILIA	
11	09/09/1997	Mortgage	Credit Line	\$8,000	97-330789	AVALOS, FRANCISCO J; AVALOS, CECILIA	
12	04/19/1996	Deed	Affidavit of Death of Joint Tenant		96-136186	HILLOCK, H RUBY	HILLOCK, WILFRED M
13		Deed					

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	2020-0374253	Partial Interest Transferred	
	Sale Date	09/09/2020	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$250,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/01/2020	Property Use	Single Family Residential
	Buyer 1	TRINITY REDEVELOPMENT INC	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
	Seller 1	AVALOS, FRANCISCO JAVIER	Seller 1 Entity	Widow or Widower	Seller Mailing Address	
	Seller 2	AVALOS, CHRISTOPHER	Seller 2 Entity	Single man	Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB 47 PG 75	Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/ / / 3297			Title Company Name	TICOR TITLE

Transfer

	Transaction ID	2	Recorder Doc Number	2020-0374252	Partial Interest Transferred	
	Sale Date	09/10/2020	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/01/2020	Property Use	
	Buyer 1	AVALOS, MICHAEL	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	8280 UTICA AVE, RANCHO CUCAMONGA, CA 91730-3851
	Seller 1	AVALOS, MARLENE	Seller 1 Entity	Married Woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB 47 PG 75	Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/ / / 3297			Title Company Name	TICOR TITLE

Transaction Details (cont.) (2)

Transfer


	Transaction ID	3	Recorder Doc Number	2018-0026598	Partial Interest Transferred	
	Sale Date	01/18/2018	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/24/2018	Property Use	
	Buyer 1	AVALOS, FRANCISCO JAVIER	Buyer 1 Entity	Individual	Buyer Vesting	Joint Tenants with Right of Survivorship
	Buyer 2	AVALOS, CHRISTOPHER	Buyer 2 Entity	Individual	Buyer Mailing Address	1456 MORSE DR, SAN BERNARDINO, CA 92404-5418
	Seller 1	AVALOS, FRANCISCO JAVIER	Seller 1 Entity	Unmarried Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB 47 PG 75	Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 3297			Title Company Name	NONE AVAILABLE


Transfer

	Transaction ID	4	Recorder Doc Number	2018-0016844	Partial Interest Transferred	
	Sale Date	01/12/2018	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Joint Tenant	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/17/2018	Property Use	
	Buyer 1	AVALOS, FRANCISCO J	Buyer 1 Entity	Surviving Spouse	Buyer Vesting	
	Buyer 2	AVALOS, FRANCISCO	Buyer 2 Entity	a/k/a (also known as)	Buyer Mailing Address	1456 MORSE DR, SAN BERNARDINO, CA 92404-5418
	Seller 1	AVALOS, CECILIA	Seller 1 Entity	Deceased	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB 47 PG 75	Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 3297			Title Company Name	NONE AVAILABLE

Transaction Details (cont.) (3)

Mortgage						
	Transaction ID	5	Recorder Doc Number	2007-0301437	Recorder Book/Page	
	Mortgage Date	02/17/2007	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$20,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	05/18/2007	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	AVALOS, FRANCISCO J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	AVALOS, CECILIA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Mortgage Assignment						
	Transaction ID	6	Recorder Doc Number	2005-0862041	Original Loan Amount	\$130,000
	Effective Date		Document Type	Assignment	Origination Doc #	2005-0647118
	Borrower(s) Name	FRANCISCO J AVALOS	Document Description	Assignment of Mortgage	Origination Recording Date	08/31/2005
			Recording Date	11/16/2005	Original Lender	COMMONWEALTH UNITED MORTGAGE
	Assignor Name	COMMONWEALTH UNITED MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA	Assignee Name	NATIONAL CITY MORTGAGE CO., A SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA		

Mortgage Release						
	Transaction ID	7	Recorder Doc Number	2005-0795440	Loan Amount	\$102,500
	Effective Date		Document Type	Release	Origination Doc #	2003-0661682
	Borrower(s) Name	FRANCISCO J AVALOS	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	09/04/2003
	Current Lender	FIRST FRANKLIN FINANCIAL, A DIVISION OF NATIONAL CITY BANK	Recording Date	10/24/2005	Original Lender	FIRST FRANKLIN FINANCIAL CORP

Transaction Details (cont.) (4)

Mortgage

	Transaction ID	8	Recorder Doc Number	2005-0647118	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$130,000	Document Description	Non Purchase Money (misc)	1st Periodic Floor Rate	
	Loan Type	Non Purchase Money (misc)	Recording Date	08/31/2005	1st Periodic Cap Rate	
	Origination Lender Name	COMMONWEALTH UNITED MORTGAGE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2035	IO Period	
	Borrower 1	AVALOS, FRANCISCO J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	AVALOS, CECILIA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transfer

	Transaction ID	9	Recorder Doc Number	2005-0647117	Partial Interest Transferred	
	Sale Date	08/03/2005	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/31/2005	Property Use	
	Buyer 1	AVALOS, FRANCISCO J	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	AVALOS, CECILIA	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	1456 MORSE DR, SAN BERNARDINO, CA 92404-5418
	Seller 1	AVALOS, FRANCISCO J	Seller 1 Entity	Husband and Wife	Seller Mailing Address	1456 MORSE DR, SAN BERNARDINO, CA 92404-5418
	Seller 2	AVALOS, CECILIA	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MB47 PG75	Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 3297			Title Company Name	UNITED TITLE

Transaction Details (cont.) (5)

Mortgage

	Transaction ID	10	Recorder Doc Number	2003-0661682	Recorder Book/Page	
	Mortgage Date	08/20/2003	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$102,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	09/04/2003	1st Periodic Cap Rate	
	Origination Lender Name	FIRST FRANKLIN FINANCIAL CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Subprime Lender	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2033	IO Period	
	Borrower 1	AVALOS, FRANCISCO J	Balloon Rider		Prepayment Penalty Rider	Y
	Borrower 2	AVALOS, CECILIA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Mortgage

	Transaction ID	11	Recorder Doc Number	97-330789	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$8,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	09/09/1997	1st Periodic Cap Rate	
	Origination Lender Name	HOUSEHOLD FINANCE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	AVALOS, FRANCISCO J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	AVALOS, CECILIA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (6)

Transfer

	Transaction ID	12	Recorder Doc Number	96-136186	Partial Interest Transferred	
	Sale Date	03/27/1996	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Joint Tenant	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/19/1996	Property Use	
	Buyer 1	HILLOCK, H RUBY	Buyer 1 Entity	Surviving Joint Tenant	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	PO BOX 2084, REDLANDS, CA 92373-0661
	Seller 1	HILLOCK, WILFRED M	Seller 1 Entity	Deceased	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref	MAP4 PG75	Legal Subdivision	WINDSOR ANNEX HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 3297			Title Company Name	

Transfer

	Transaction ID	13	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BERNARDINO
	Legal Recorder's Map Ref		Legal Subdivision	WINDSOR ANNEZ HOMES	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	TRACT 3297 LOT 51 WINDSOR ANNEX HOMES/ / / 3297			Title Company Name	

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIANLNY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
© 2020 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

Subject Property Location

Report Date: 10/20/2020

Property Address	1456 MORSE DR	Order ID: R17708364
City, State & Zip	SAN BERNARDINO, CA 92404-5418	
County	SAN BERNARDINO COUNTY	Property Use
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number
Map Reference		Single Family Residential 0147-102-18-0000

Nearby Neighbor # 1

Address	1456 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-102-18-0000
Owner	TRINITY REDEVELOPMENT INC,		Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones

Nearby Neighbor # 2

Address	1446 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-102-19-0000
Owner	FLORES JOSE ALBERTO MONTIEL; JOHNSON ELIZABETH		Lot Size (SF/AC)	7,500/.17
Bedrooms	4	Year Built	1950	Living Area (SF)
Bathrooms/Partial	1/1	Garage/No. of Cars	Attached Garage/2	Phones

Nearby Neighbor # 3

Address	1464 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-102-17-0000
Owner	AVALOS CHRISTOPHER		Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones

Nearby Neighbor # 4

Address	1432 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-102-20-0000
Owner	VALENCIA REAL ESTATE LLC		Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones

Nearby Neighbor # 5

Address	1472 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-102-16-0000
Owner	EVANS RONALD E & GERMANE		Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Phones

Nearby Neighbor # 6

Address	1441 CRESTVIEW AVE, SAN BERNARDINO, CA 92404		APN	0147-102-09-0000
Owner	MALDONADO JULIAN R JR		Lot Size (SF/AC)	7,200/.17
Bedrooms	2	Year Built	1947	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/2	Phones

Nearby Neighbor # 7					
Address	1451 CRESTVIEW AVE, SAN BERNARDINO, CA 92404			APN	0147-102-10-0000
Owner	GALLARDO EDUARDO SANCHEZ			Lot Size (SF/AC)	7,200/.17
Bedrooms	2	Year Built	1952	Living Area (SF)	1,136
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor # 8					
Address	1431 CRESTVIEW AVE, SAN BERNARDINO, CA 92404			APN	0147-102-08-0000
Owner	CROYLE FAMILY REVOCABLE TRUST (12/26)			Lot Size (SF/AC)	7,200/.17
Bedrooms	2	Year Built	1947	Living Area (SF)	1,244
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 9					
Address	1461 CRESTVIEW AVE, SAN BERNARDINO, CA 92404			APN	0147-102-11-0000
Owner	FLATAU FAMILY TRUST (10/6/99)			Lot Size (SF/AC)	7,200/.17
Bedrooms	2	Year Built	1950	Living Area (SF)	1,104
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 10					
Address	1455 MORSE DR, SAN BERNARDINO, CA 92404			APN	0147-103-17-0000
Owner	SPSSM INVESTMENTS LP 5417			Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)	990
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 11					
Address	1426 MORSE DR, SAN BERNARDINO, CA 92404			APN	0147-102-21-0000
Owner	PARADA JOSE GERMAN SR & DELMY C			Lot Size (SF/AC)	6,875/.16
Bedrooms	3	Year Built	1950	Living Area (SF)	1,066
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 12					
Address	1447 MORSE DR, SAN BERNARDINO, CA 92404			APN	0147-103-16-0000
Owner	GOMEZ MARTIN & OCDULIA			Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1950	Living Area (SF)	990
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 13					
Address	1421 CRESTVIEW AVE, SAN BERNARDINO, CA 92404			APN	0147-102-07-0000
Owner	STARLITE MGMT II LP			Lot Size (SF/AC)	7,200/.17
Bedrooms	2	Year Built	1952	Living Area (SF)	996
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor # 14

Address	1463 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-103-18-0000	
Owner	NAVARRO JOSE ANTONIO FIDEL; HERNANDEZ SOFIA		Lot Size (SF/AC)	7,500/.17	
Bedrooms	3	Year Built	1950	Living Area (SF)	1,066
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 15

Address	1435 MORSE DR, SAN BERNARDINO, CA 92404		APN	0147-103-15-0000	
Owner	VALENCIA REAL ESTATE LLC		Lot Size (SF/AC)	7,500/.17	
Bedrooms	3	Year Built	1950	Living Area (SF)	1,480
Bathrooms/Partial	2	Garage/No. of Cars	Detached Garage/1	Phones	

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIANLLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
© 2020 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

Subject Property Location

Property Address 1456 MORSE DR
 City, State & Zip SAN BERNARDINO, CA 92404-5418
 County SAN BERNARDINO COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
 Map Reference

Report Date: 10/20/2020
 Order ID: R17708365

Property Use Single Family Residential
 Parcel Number 0147-102-18-0000



Click here to get the map in PDF



Click here to get the map in TIFF



Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
 © 2020 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.