



## Real Estate Reports

**Property:**  
**14480 Mountain High Dr**  
**Fontana, CA 92337**  
**APN: 0236-471-69**

Data deemed reliable, but not guaranteed.  
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# Property Details

Hinote Gary D Trust  
14480 Mountain High Dr, Fontana, CA 92337

APN: 0236-471-69  
San Bernardino County

## Owner Information

Primary Owner: **HINOTE GARY D TRUST**

Secondary Owner:

Mail Address: **14480 MOUNTAIN HIGH DR  
FONTANA CA 92337**

Site Address: **14480 MOUNTAIN HIGH DR  
FONTANA CA 92337**

Assessor Parcel Number: **0236-471-69**

Census Tract: **0026.04**

Housing Tract Number: **12692**

Lot Number: **62**

Legal description: **Lot: 62 District: 08 Tract No: 12692 Abbreviated Description: LOT:62 DIST:08 CITY:FONTANA  
TR#:12692 TRACT 12692 LOT 62 City/Muni/Twp: FONTANA**

## Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

## Assessment & Tax Information

Assessed Value: **\$131,211**

Land Value: **\$33,640**

Imp. Value: **\$97,571**

Homeowner **H**  
Exemption:

% Improvement: **74.36%**

Tax Amount: **\$2,481.11**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **10-091**

Tax Account ID:

## Property Characteristics

Bedrooms: **2**

Year Built: **1986**

Pool:

Bathrooms: **2**

Square Feet: **976 SF**

Lot Size: **3,600 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **4**

Garage: **Attached 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Hinote Gary D Trust  
14480 Mountain High Dr, Fontana, CA 92337

APN: 0236-471-69  
San Bernardino County

### Prior Transfer

Recording Date: **07/10/2013**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **THE GARY D HINOTE TRUST; HINOTE, GARY D**

Buyer Vesting: **Trust**

Seller Name: **HINOTE, GARY D**

Legal description: **Lot: 62 Tract No: 12692**

City/Muni/Twp: **FONTANA**

Document #: **2013-0302711 BK-PG -**

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

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

Interest Rate:



## Comparables

Hinote Gary D Trust  
14480 Mountain High Dr, Fontana, CA 92337

APN: 0236-471-69  
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>07/10/2013</b>	<b>N/A</b>	<b>N/A</b>	<b>976</b>	<b>4/2/2</b>	<b>1986</b>	<b>3,600 SF</b>		
1	14601 APPIAN WAY	06/04/2018	\$410,000	\$262	1,560	7/3/2	1986	8,000 SF	Yes	.17 Mi.
2	14246 MOUNTAIN HIGH DR	06/01/2018	\$236,000	\$275	857	4/2/1	1986	4,000 SF		.21 Mi.
3	11809 AURORA CT	06/01/2018	\$360,000	\$247	1,455	6/3/2	1990	3,600 SF		.35 Mi.
4	14477 EL CONTENTO AVE	05/30/2018	\$357,000	\$341	1,044	6/3/2	1987	3,600 SF		.08 Mi.
5	14250 HILLCREST DR	05/24/2018	\$355,000	\$276	1,286	5/3/2	1987	3,800 SF		.29 Mi.
6	14306 HILLCREST DR	05/15/2018	\$365,000	\$244	1,491	6/3/2	1987	3,800 SF		.25 Mi.
7	14735 WEEPING WILLOW LN	05/14/2018	\$395,000	\$283	1,394	6/3/2	1987	4,800 SF	Spa Only	.36 Mi.
8	14310 HILLCREST DR	05/01/2018	\$793,500	\$748	1,060	5/3/2	1987	3,800 SF		.24 Mi.
9	14309 HILLCREST DR	04/26/2018	\$830,000	\$556	1,491	6/3/2	1987	3,800 SF		.25 Mi.
10	14618 MOUNTAIN HIGH DR	04/25/2018	\$365,000	\$285	1,279	5/3/2	1986	4,000 SF		.18 Mi.
11	14317 HILLCREST DR	04/25/2018	\$791,000	\$615	1,286	6/3/2	1987	3,800 SF		.24 Mi.
12	14665 APPIAN WAY	04/17/2018	\$390,000	\$250	1,560	7/3/2	1986	8,000 SF		.27 Mi.
13	14654 MOUNTAIN HIGH DR	04/02/2018	\$315,500	\$224	1,403	6/4/2	1986	4,000 SF		.23 Mi.
14	14416 ELIZABETH CT	03/21/2018	\$338,000	\$287	1,176	5/3/2	1986	6,000 SF		.11 Mi.
15	11966 ALMOND DR	03/20/2018	\$365,000	\$244	1,491	6/3/2	1987	3,800 SF		.24 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		07/10/2013	N/A	N/A	976	4/2/2	1986	3,600 SF		
1	<b>14601 APPIAN WAY FONTANA, CA 92337-2856</b>	06/04/2018	\$410,000	\$262	1,560	7/3/2	1986	8,000 SF	Yes	.17 Mi.
APN: 0237-281-06 Document #: 2018-0202343 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Tract No:12691 MapRef:MB 185 PG 90-93 City/Muni/Twp:FONTANA										
Buyer Name: JIMENEZ, CESAR A										
Seller Name: CHAVEZ, JUVENAL CHAVEZ, VANESSA										
2	<b>14246 MOUNTAIN HIGH DR FONTANA, CA 92337-</b>	06/01/2018	\$236,000	\$275	857	4/2/1	1986	4,000 SF		.21 Mi.
APN: 0237-293-06 Document #: 2018-0199671 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Tract No:12693-1 MapRef:MB 190 PG 15-17 City/Muni/Twp:FONTANA										
Buyer Name: DE COMMERCIAL & INDUSTRIAL PROPERTIES IN										
Seller Name: NGO, THUY NGA T										
3	<b>11809 AURORA CT FONTANA, CA 92337-2886</b>	06/01/2018	\$360,000	\$247	1,455	6/3/2	1990	3,600 SF		.35 Mi.
APN: 0237-391-43 Document #: 2018-0200621 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Tract No:12696-2 MapRef:MB 211 PG 66-68 City/Muni/Twp:FONTANA										
Buyer Name: CARRILLO, RAFAEL BARRITA, CRISTINA A										
Seller Name: ROJAS, MAXIMO										
4	<b>14477 EL CONTENTO AVE FONTANA, CA 92337-0507</b>	05/30/2018	\$357,000	\$341	1,044	6/3/2	1987	3,600 SF		.08 Mi.
APN: 0236-472-26 Document #: 2018-0196101 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Tract No:12687 MapRef:MB 195 PG 33-36 City/Muni/Twp:FONTANA										
Buyer Name: CARRILLO, MATTHEW B										
Seller Name: DANIEL SO CAL HOUSING LLC										
5	<b>14250 HILLCREST DR FONTANA, CA 92337-0422</b>	05/24/2018	\$355,000	\$276	1,286	5/3/2	1987	3,800 SF		.29 Mi.
APN: 0236-531-27 Document #: 2018-0189412 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:27 Tract No:12689 MapRef:MB 194 PG 31-34 City/Muni/Twp:FONTANA										
Buyer Name: MARTINEZ, IVAN FAUSTO										
Seller Name: MONGE, ERIC S MONGE, ROMY R										
6	<b>14306 HILLCREST DR FONTANA, CA 92337-0421</b>	05/15/2018	\$365,000	\$244	1,491	6/3/2	1987	3,800 SF		.25 Mi.
APN: 0236-531-73 Document #: 2018-0176741 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Tract No:12689-1 MapRef:MB 194 PG 35-37 City/Muni/Twp:FONTANA										



Buyer Name: JARMIN, KARLA S JARMIN, JARLON G

Seller Name: PROGRESSIVE LLC

13 **14654 MOUNTAIN HIGH DR** **04/02/2018** **\$315,500** **\$224** **1,403** **6/4/2** **1986** **4,000 SF** **.23 Mi.**  
**FONTANA, CA 92337-2851**

APN: 0237-293-08 Document #: 2018-0113904 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Tract No:12693-1 MapRef:MB 190 PG 15-17 City/Muni/Twp:FONTANA

Buyer Name: CATANO, MANUEL A

Seller Name: CONTRERAS, ISMAEL CONTRERAS FAMILY TRUST

14 **14416 ELIZABETH CT** **03/21/2018** **\$338,000** **\$287** **1,176** **5/3/2** **1986** **6,000 SF** **.11 Mi.**  
**FONTANA, CA 92337-2811**

APN: 0236-442-19 Document #: 2018-0099244 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:19 Tract No:12691-2 MapRef:MB 183 PG 72-74 City/Muni/Twp:FONTANA

Buyer Name: MARTINEZ, ALEX MARTINEZ, CORRINE H

Seller Name: RODRIGUEZ, JULIO C RODRIGUEZ, SOCORRO

15 **11966 ALMOND DR** **03/20/2018** **\$365,000** **\$244** **1,491** **6/3/2** **1987** **3,800 SF** **.24 Mi.**  
**FONTANA, CA 92337-0423**

APN: 0236-531-62 Document #: 2018-0097524 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:4 Tract No:12689-1 MapRef:MB 176 PG 35-37 City/Muni/Twp:FONTANA

Buyer Name: HERNANDEZ, GABRIEL MACIAS ARIAS, ALBA

Seller Name: ANGULO, JOSE M ANGULO, EUSTOLIA

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **3,800 SF**

Median # of Baths: **2**

Median Living Area: **1,394 SF**

Median Year Built: **1987**

Price Range - 2 Yrs: **\$236,000 To \$830,000**

Age Range: **28 Years To 32 Years**

Median Value: **\$365,000**

Median Age: **31 Years**



# Assessor Map

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

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

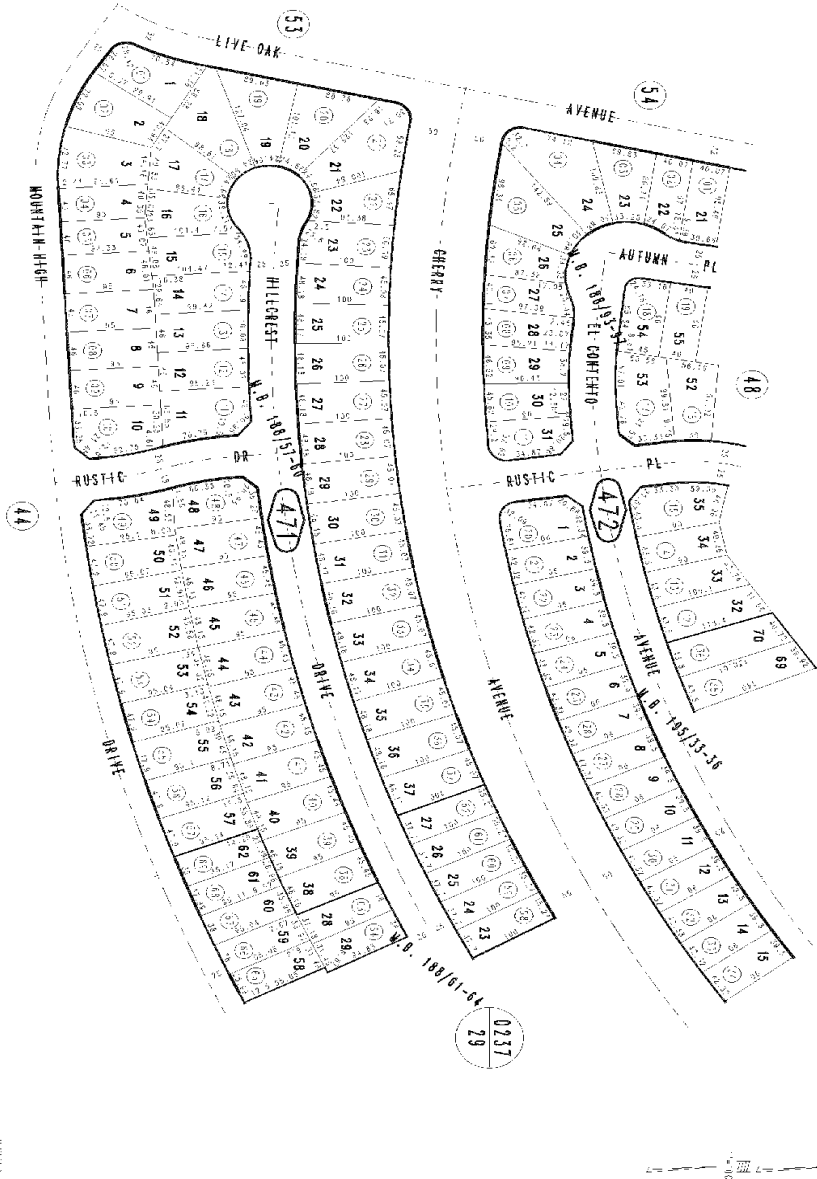


THE MAP IS FOR THE PURPOSE  
OF THE 2004 TAXATION ONLY

Tract No. 12692-1, M.B. 188/57-60

City of Fontana  
Tax Rate Area  
10091

0236-47



February 2004

Plan No. 0236-47  
File No. 0236-47  
Tract No. 12692-1, M.B. 188/57-60

Plan No. S.E.1/4, Sec.34  
T.1S., R.6W.

Assessor's Map  
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San Bernardino County

0236-47





Hinote Gary D Trust  
14480 Mountain High Dr, Fontana, CA 92337

APN: 0236-471-69  
San Bernardino County

HINOTE GARY D TRUST  
**14480 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-69

Bedrooms: 2

Square Feet: 976 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 3,600 SF

Garage: A

REYES MARIA  
**14486 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-68

Bedrooms: 3

Square Feet: 1,003 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 3,600 SF

Garage: A

INFINITY INLAND EMPIRE LLC  
**14472 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-57

Bedrooms: 3

Square Feet: 1,521 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

GUTIERREZ ANDREW; BELLEVILLE CANDICE  
**14492 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-67

Bedrooms: 2

Square Feet: 976 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 3,600 SF

Garage: A

FINDER, JESS I  
**14464 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-56

Bedrooms: 3

Square Feet: 1,368 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

RODRIGUEZ MARIA TERESA  
**14481 HILLCREST DR**  
**FONTANA CA 92337**

APN: 0236-471-39

Bedrooms: 3

Square Feet: 1,368 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

WANG, JIEJIN  
**14475 HILLCREST DR**  
**FONTANA CA 92337**

APN: 0236-471-40

Bedrooms: 3

Square Feet: 1,521 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

FRANCO, JOSE ABEL  
**14498 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-66

Bedrooms: 2

Square Feet: 798 SF

Year Built: 1986

Bathrooms: 1

Lot Size: 3,600 SF

Garage: A

GILL SHELLI & SEAN  
**14489 HILLCREST DR**  
**FONTANA CA 92337**

APN: 0236-471-38

Bedrooms: 2

Square Feet: 954 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

CARDENAS MARTIN R  
**14469 HILLCREST DR**  
**FONTANA CA 92337**

APN: 0236-471-41

Bedrooms: 3

Square Feet: 1,132 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

GOMEZ STEVEN & MARIBEL  
**14458 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-55

Bedrooms: 3

Square Feet: 1,132 SF

Year Built: 1986

Bathrooms: 2

Lot Size: 4,500 SF

Garage: A

CASTRO ANA B  
**14495 HILLCREST DR**  
**FONTANA CA 92337**

APN: 0236-471-63

Bedrooms: 2

Square Feet: 798 SF

Year Built: 1986

Bathrooms: 1

Lot Size: 3,600 SF

Garage: A

HOLZWIESER JACEK ALEXANDER; NAVARRO STEPHANIE  
**14504 MOUNTAIN HIGH DR**  
**FONTANA CA 92337**

APN: 0236-471-65

Bedrooms: 2

Bathrooms: 2

BATUGAL NESTOR; HIRALES GABRIEL  
**11971 MANGROVE CT**  
**FONTANA CA 92337**

APN: 0237-291-26

Bedrooms: 3

Bathrooms: 2

Square Feet: 976 SF  
Year Built: 1986

Lot Size: 3,600 SF  
Garage: A

Square Feet: 1,350 SF  
Year Built: 1986

Lot Size: 8,000 SF  
Garage: A

MALCOR RAYMOND & DIANA  
**11974 MANGROVE CT**  
**FONTANA CA 92337**  
APN: 0236-443-21  
Bedrooms: 3  
Square Feet: 1,317 SF  
Year Built: 1986

Bathrooms: 2  
Lot Size: 5,500 SF  
Garage: A

