



Real Estate Reports

Property:
12543 Benson Ave
Chino, CA 91710
APN: 1015-421-10-0000

Data deemed reliable, but not guaranteed.
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Property Details

Dokter, Willernina; Suter, Janice Marie
12543 Benson Ave, Chino, CA 91710

APN: 1015-421-10-0000
San Bernardino County

Owner Information

Primary Owner: **DOKTER, WILLERNINA; SUTER, JANICE MARIE**

Secondary Owner:

Mail Address: **6564 HAYES CT
CHINO CA 91710**

Site Address: **12543 BENSON AVE
CHINO CA 91710**

Assessor Parcel Number: **1015-421-10-0000**

Census Tract: **0006.04**

Housing Tract Number:

Lot Number: **40**

Legal description: **Lot: 40 District: 07 Abbreviated Description: LOT:40 DIST:07 CITY:CITY OF CHINO SEC/TWN /RNG/MER:SEC 1 TWP 2S RNG 8W RANCHO SANTA ANA DEL CHINO N 76 FT OF FOL DESC PROP S 1 AC N 3 AC W 1/2 LOT 40 SEC 1 TP 2S R 8W AND S 10 FT N 2 AC N 3 AC W City/Muni/Twp: CITY OF CHINO**

Latest Arm's Length Sale Information

Sale Date: **06/20/2019**

Document #: **2019-0203535**

Sale Amount: **N/A**

Seller: **DOKTER, HENRY**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$145,519**

Land Value: **\$14,950**

Imp. Value: **\$130,569**

Homeowner
Exemption:

% Improvement: **89.73%**

Tax Amount: **\$1,639.42**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **1-001**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1976**

Pool:

Bathrooms: **3**

Square Feet: **2,286 SF**

Lot Size: **22,572 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **7**

Garage: **Detached 5**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Dokter, Willernina; Suter, Janice Marie
12543 Benson Ave, Chino, CA 91710

APN: 1015-421-10-0000
San Bernardino County

Prior Transfer

Recording Date: **06/20/2019**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DOKTER, WILLERNINA; SUTER, JANICE MARIE; DOKTER, FRANKLIN ALBERT; DOKTER, HENRY LEROY; DOKTER, WESLEY WARREN**

Buyer Vesting:

Seller Name: **DOKTER, HENRY**

Legal description: **Lot: 40 Map Ref: MB 6 PG 15**

City/Muni/Twp: **CHINO**

Document #: **2019-0203535 BK-PG -**

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

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

Interest Rate:

Prior Transfer

Recording Date: **05/07/2013**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DOKTER, HENRY; SUTER, JANICE MARIE; DOKTER, FRANKLIN ALBERT; DOKTER, HENRY LEROY; DOKTER, WESLEY WARREN**

Buyer Vesting: **Joint Tenants**

Seller Name: **DOKTER, WILLEMINA; DOKTER, HENRY; DOKTER, FRANKLIN ALBERT; DOKTER, HENRY LEROY; SUTER, JANICE MARIE; DOKTER, WESLEY WARREN**

Legal description: **Lot: 40 Map Ref: MAP6 PG15**

City/Muni/Twp: **CHINO**

Document #: **2013-0192295 BK-PG -**

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

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

Interest Rate:

Prior Transfer

Recording Date: **05/07/2013**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DOKTER, HENRY; DOKTER, WILLEMINA; DOKTER, FRANKLIN ALBERT; SUTER, JANICE MARIE; DOKTER, WESLEY WARREN**

Buyer Vesting: **Joint Tenants**

Seller Name: **DOKTER, HENRY LEROY; DOKTER, HENRY; DOKTER, FRANKLIN ALBERT; SUTER, JANICE MARIE; DOKTER, WESLEY WARREN; SUTER, WILLEMINA**

Legal description: **Lot: 40 Map Ref: MAP6 PG15**

Document #: **2013-0192294 BK-PG -**

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

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

Interest Rate:

City/Muni/Twp: **CHINO**

Prior Transfer

Recording Date: **08/07/2003**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DOKTER, HENRY; DOKTER, WILLEMINA; DOKTER, FRANKLIN ALBERT; DOKTER, HENRY LEROY; SUTER, JANICE MARIE; DOKTER, WESLEY WARREN**

Buyer Vesting: **Joint Tenants**

Seller Name: **DOKTER, HENRY; DOKTER, WILLEMINA; HENRY & WILLEMINA DOKTER LIVING TRUST**

Legal description: **Lot: 40 Map Ref: MAP6 PG15**

Abbreviated Description: **SOUTH1 AC & S10.00 FT N2 AC N3 AC W2 LOT40**

City/Muni/Twp: **CHINO**

Document #: **2003-0586515 BK-PG -**

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

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

Interest Rate:



Comparables

Dokter, Willernina; Suter, Janice Marie
12543 Benson Ave, Chino, CA 91710

APN: 1015-421-10-0000
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		06/20/2019	N/A	N/A	2,286	7/3/3	1976	22,572 SF		
1	12310 OAKS AVE	01/17/2020	\$450,000	\$306	1,470	5/3/2	1968	8,203 SF	Yes	.36 Mi.
2	5779 PORTSMOUTH ST	01/16/2020	\$520,000	\$397	1,308	6/3/2	1961	9,180 SF		.37 Mi.
3	12564 16TH ST	01/15/2020	\$357,000	\$290	1,231	6/3/2	1967	8,118 SF	Spa Only	.03 Mi.
4	5949 GARFIELD ST	01/13/2020	\$456,500	\$338	1,350	6/3/2	1964	8,019 SF		.29 Mi.
5	5839 HARRISON ST	01/08/2020	\$461,000	\$420	1,096	5/3/2	1966	8,970 SF	Yes	.29 Mi.
6	12811 BENSON AVE	10/29/2019	\$340,000	\$302	1,124	5/3/1	1952	8,160 SF		.34 Mi.
7	5557 BUCKTHORN CT	10/24/2019	\$615,000	\$251	2,448	8/4/3	2015	4,845 SF		.30 Mi.
8	5851 NATIONAL PL	10/10/2019	\$520,000	\$311	1,672	5/3/2	1966	8,064 SF		.24 Mi.
9	12839 16TH ST	09/30/2019	\$485,000	\$322	1,503	6/4/2	1952	8,100 SF		.37 Mi.
10	12572 17TH ST	09/23/2019	\$598,000	\$351	1,702	6/3/2	1986	8,100 SF		.09 Mi.
11	5628 BUCKTHORN CT	09/09/2019	\$605,000	\$297	2,033	8/4/3	2016	6,713 SF		.28 Mi.
12	12560 JACARANDA PL	08/15/2019	\$538,000	\$273	1,965	7/4/2	1963	8,190 SF		.17 Mi.
13	12346 CEDAR AVE	07/22/2019	\$472,000	\$380	1,241	6/4/2	1964	8,710 SF		.25 Mi.
14	12346 CEDAR AVE	07/22/2019	\$472,000	\$380	1,241	6/4/2	1964	8,710 SF		.25 Mi.
15	12535 STRAWBERRY PL	07/19/2019	\$360,000	\$212	1,698	8/4/2	1975	10,492 SF		.16 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		06/20/2019	N/A	N/A	2,286	7/3/3	1976	22,572 SF		
1	12310 OAKS AVE CHINO, CA 91710-2638	01/17/2020	\$450,000	\$306	1,470	5/3/2	1968	8,203 SF	Yes	.36 Mi.
APN: 1015-231-01-0000 Document #: 2020-0019718 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Subdivision:TRACT NO 7416 MapRef:MB 94 PG 73&74 City/Muni/Twp:CHINO										
Buyer Name: GARZON, JOSE RUBALCAVA, CARINA S										
Seller Name: KESER, CYNTHIA LEIGH TENNI LENNI, CYNTHIA L										
2	5779 PORTSMOUTH ST CHINO, CA 91710-2646	01/16/2020	\$520,000	\$397	1,308	6/3/2	1961	9,180 SF		.37 Mi.
APN: 1015-092-08-0000 Document #: 2020-0018556 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8 Subdivision:TRACT NO 6097 MapRef:MB 82 PG 3 City/Muni/Twp:CHINO										
Buyer Name: ZETINA, AMETHYST DESIRE										
Seller Name: AOUN, ANDREA AOUN, ANDREW										
3	12564 16TH ST CHINO, CA 91710-3603	01/15/2020	\$357,000	\$290	1,231	6/3/2	1967	8,118 SF	Spa Only	.03 Mi.
APN: 1015-421-05-0000 Document #: 2020-0016673 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Subdivision:PARCEL MAP 61 MapRef:MB 1 PG 1-40 City/Muni/Twp:CHINO										
Buyer Name: PHOENIX REALTY INVESTMENTS LLC										
Seller Name: ESTRADA, THERESA M										
4	5949 GARFIELD ST CHINO, CA 91710-2723	01/13/2020	\$456,500	\$338	1,350	6/3/2	1964	8,019 SF		.29 Mi.
APN: 1015-221-21-0000 Document #: 2020-0013145 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:60 Subdivision:TRACT NO 7341 MapRef:MB 92 PG 89&90 City/Muni/Twp:CHINO										
Buyer Name: OPENDOOR PROPERTY TRUST										
Seller Name: PEREZ, JOSE PEREZ, LIDIA I										
5	5839 HARRISON ST CHINO, CA 91710-2629	01/08/2020	\$461,000	\$420	1,096	5/3/2	1966	8,970 SF	Yes	.29 Mi.
APN: 1015-234-09-0000 Document #: 2020-0008502 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:18 Subdivision:TRACT NO 7416 MapRef:MB 94 PG 73&74 City/Muni/Twp:CHINO										
Buyer Name: GILMOUR, BRENT A GILMOUR, ALICE										
Seller Name: KORTUM, JAMIE M										
6	12811 BENSON AVE CHINO, CA 91710-3670	10/29/2019	\$340,000	\$302	1,124	5/3/1	1952	8,160 SF		.34 Mi.
APN: 1015-565-05-0000 Document #: 2019-0389346 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:5 Subdivision:TRACT NO 3897 MapRef:MB 51 PG 20&21 City/Muni/Twp:CHINO										

Buyer Name: GUTIERREZ, ENRIQUE RODRIGUEZ, ANNA

Seller Name: MORENO, JACOB A

7 5557 BUCKTHORN CT **10/24/2019** **\$615,000** **\$251** **2,448** **8/4/3** **2015** **4,845 SF** **.30 Mi.**
CHINO, CA 91710-1202

APN: 1015-262-20-0000 Document #: 2019-0383589 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:71 Subdivision:TRACT NO 18957 MapRef:MB 342 PG 5-9 City/Muni/Twp:CHINO

Buyer Name: SHEN, JUN WANG, JIANQIANG

Seller Name: CHA, YEUN SIK CHOI, SO HEE

8 5851 NATIONAL PL **10/10/2019** **\$520,000** **\$311** **1,672** **5/3/2** **1966** **8,064 SF** **.24 Mi.**
CHINO, CA 91710-2637

APN: 1015-234-16-0000 Document #: 2019-0366122 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:12 Subdivision:TRACT 7416 MapRef:MB 94 PG 73&74 City/Muni/Twp:CHINO

Buyer Name: ROMERO, CARLOS ANTONIO

Seller Name: CARDAMONE, MATTHEW D CARDAMONE, AMANDA RAE

9 12839 16TH ST **09/30/2019** **\$485,000** **\$322** **1,503** **6/4/2** **1952** **8,100 SF** **.37 Mi.**
CHINO, CA 91710-3610

APN: 1015-562-02-0000 Document #: 2019-0350153 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:24 Subdivision:TRACT NO 3897 MapRef:MB 51 PG 20&21 City/Muni/Twp:CHINO

Buyer Name: WONG, CHUN KEAT GAN, LAY HOON

Seller Name: ENRIQUEZ SR, ENRIQUE ENRIQUEZ, MARIA G

10 12572 17TH ST **09/23/2019** **\$598,000** **\$351** **1,702** **6/3/2** **1986** **8,100 SF** **.09 Mi.**
CHINO, CA 91710-3637

APN: 1015-421-36-0000 Document #: 2019-0340514 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Subdivision:TRACT NO 12951 MapRef:MB 183 PG 43&44 City/Muni/Twp:CHINO

Buyer Name: OLAZO, SHEILA M

Seller Name: MITCHELL, KERRY THE 12572 17TH STREET TRUST

11 5628 BUCKTHORN CT **09/09/2019** **\$605,000** **\$297** **2,033** **8/4/3** **2016** **6,713 SF** **.28 Mi.**
CHINO, CA 91710-1203

APN: 1015-261-42-0000 Document #: 2019-0319786 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:37 Subdivision:TRACT NO 18957 MapRef:MB 342 PG 5-9 City/Muni/Twp:CHINO

Buyer Name: NGUYEN, THUY LIEN

Seller Name: HETTERSCHIEDT, JAMES C HETTERSCHIEDT, GENEVIEVE R

12 12560 JACARANDA PL **08/15/2019** **\$538,000** **\$273** **1,965** **7/4/2** **1963** **8,190 SF** **.17 Mi.**
CHINO, CA 91710-3632

APN: 1015-391-44-0000 Document #: 2019-0279800 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Tract No:6736 MapRef:MB 85 PG 60&61 City/Muni/Twp:CHINO

Buyer Name: ANGULO, ARMANDO ANGULO, GUILLERMO

Seller Name: MA, SKY ZHELIANG JIANG, WEIRAN

13 **12346 CEDAR AVE** **07/22/2019** **\$472,000** **\$380** **1,241** **6/4/2** **1964** **8,710 SF** **.25 Mi.**
CHINO, CA 91710-2651

APN: 1015-232-09-0000 Document #: 2019-0245022 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Tract No:6840 MapRef:MB 92 PG 9&10 City/Muni/Twp:CHINO

Buyer Name: ESTEPA, WILLIAM ESTEPA, VIVIAN

Seller Name: AGUILAR, GABRIEL J AGUILAR, CRISTINA L

14 **12346 CEDAR AVE** **07/22/2019** **\$472,000** **\$380** **1,241** **6/4/2** **1964** **8,710 SF** **.25 Mi.**
CHINO, CA 91710-2651

APN: 1015-232-09-0000 Document #: 2019-0244886 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Tract No:6840 MapRef:MB 92 PG 9&10 City/Muni/Twp:CHINO

Buyer Name: ESTEPA, WILLIAM ESTEPA, VIVIAN

Seller Name: AGUILAR, GABRIEL J AGUILAR, CRISTINA L

15 **12535 STRAWBERRY PL** **07/19/2019** **\$360,000** **\$212** **1,698** **8/4/2** **1975** **10,492 SF** **.16 Mi.**
CHINO, CA 91710-3662

APN: 1015-422-15-0000 Document #: 2019-0242474 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Tract No:8993 MapRef:MB 124 PG 40&41 City/Muni/Twp:CHINO

Buyer Name: FARAG, ADEL FARAG, AMANI

Seller Name: KARAOGHLANIAN, SARKIS KARAOGHLANIAN, KEVORK

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,160 SF**

Median # of Baths: **2**

Median Living Area: **1,470 SF**

Median Year Built: **1966**

Price Range - 2 Yrs: **\$340,000 To \$615,000**

Age Range: **4 Years To 68 Years**

Median Value: **\$472,000**

Median Age: **54 Years**



Assessor Map

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

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



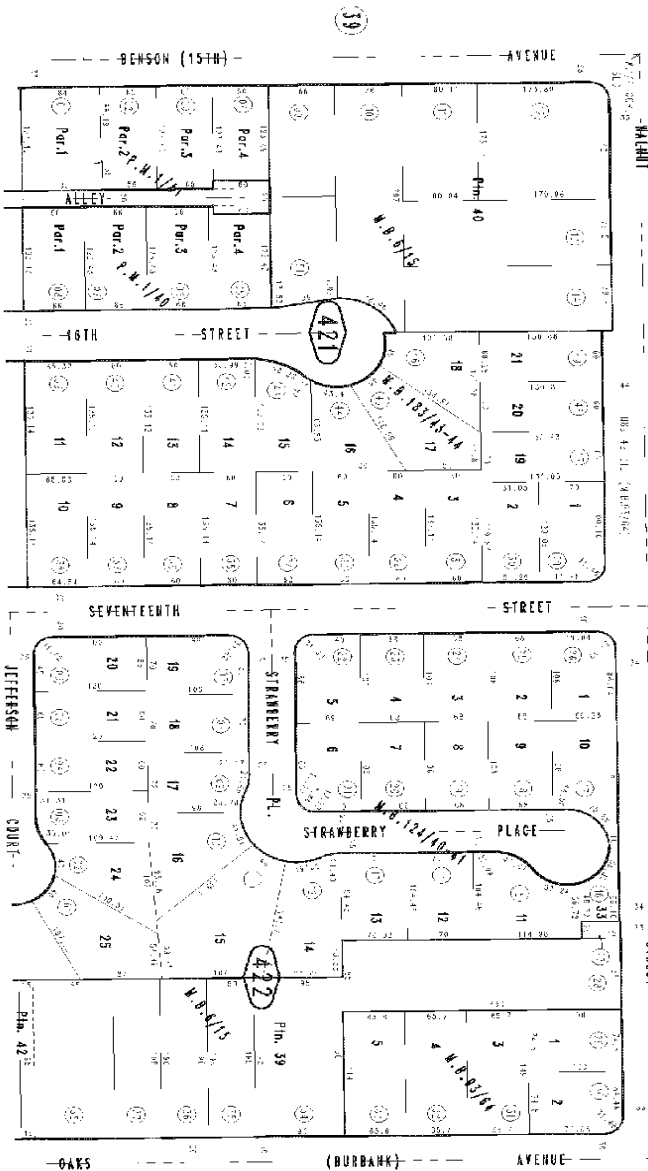
THE CITY OF CHICO
 1015 - 42

Ptn. S.W.1/4, Sec.1, T.2S.,R.8W., S.B.B.&M.
 Rancho Santa Ana Del Chino, M.B.6/15

City of Chico
 Tax Rate Area
 1001

1015 - 42

October 2005



Parcel Bk. 1567, A. 1, 1567-5, 4
 2100 - 1567-5, 4, 1, 1567-5, 4
 Parcel Bk. 1567, A. 1, 1567-5, 4
 Parcel Bk. 1567, A. 1, 1567-5, 4
 Parcel Bk. 1567, A. 1, 1567-5, 4
 Parcel Bk. 1567, A. 1, 1567-5, 4

Ptn. S.W.1/4, Sec.1,
 T.2S.,R.8W.

Assessor's Map
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 San Bernardino County

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Dokter, Willernina; Suter, Janice Marie
12543 Benson Ave, Chino, CA 91710

APN: 1015-421-10-0000
San Bernardino County

DOKTER, WILLERNINA; SUTER, JANICE MARIE
12543 BENSON AVE
CHINO CA 91710
APN: 1015-421-10-0000
Bedrooms: 3
Square Feet: 2,286 SF
Year Built: 1976
Bathrooms: 3
Lot Size: 22,572 SF
Garage: D

MENDEZ GUSTAVO J & ATOYA L
12554 16TH ST
CHINO CA 91710
APN: 1015-421-51-0000
Bedrooms: 4
Square Feet: 3,368 SF
Year Built: 2006
Bathrooms: 3
Lot Size: 8,164 SF
Garage: A

BERNAL SOTERO & SUSANA
12535 BENSON AVE
CHINO CA 91710
APN: 1015-421-11-0000
Bedrooms: 3
Square Feet: 1,977 SF
Year Built: 1965
Bathrooms: 2
Lot Size: 12,110 SF
Garage: A

SNODGRASS SURVIVORS REVOCABLE LIV TR
12553 BENSON AVE
CHINO CA 91710
APN: 1015-421-50-0000
Bedrooms: 4
Square Feet: 2,526 SF
Year Built: 1980
Bathrooms: 2
Lot Size: 8,811 SF
Garage: D

ALFARO LISSETTE
5735 WALNUT AVE
CHINO CA 91710
APN: 1015-421-13-0000
Bedrooms: 3
Square Feet: 1,727 SF
Year Built: 1962
Bathrooms: 2
Lot Size: 16,748 SF
Garage: A

HE JIANDONG; HE YING
12563 BENSON AVE
CHINO CA 91710
APN: 1015-421-04-0000
Bedrooms: 3
Square Feet: 1,231 SF
Year Built: 1967
Bathrooms: 2
Lot Size: 7,440 SF
Garage: D

PHOENIX REALTY INVESTMENTS LLC,
12564 16TH ST
CHINO CA 91710
APN: 1015-421-05-0000
Bedrooms: 3
Square Feet: 1,231 SF
Year Built: 1967
Bathrooms: 2
Lot Size: 8,118 SF
Garage: D

SOUSA FAMILY TRUST (6/17/15)
5745 WALNUT AVE
CHINO CA 91710
APN: 1015-421-14-0000
Bedrooms: 3
Square Feet: 1,727 SF
Year Built: 1962
Bathrooms: 2
Lot Size: 16,748 SF
Garage: A

BAS EVELINA C; BIAGAN OCHI ROSARIO GUZMAN
5711 WALNUT AVE
CHINO CA 91710
APN: 1015-421-12-0000
Bedrooms: 4
Square Feet: 1,680 SF
Year Built: 1925
Bathrooms: 2
Lot Size: 19,600 SF
Garage: D

DAVIS ARUNEE & ROBERT
12573 BENSON AVE
CHINO CA 91710
APN: 1015-421-03-0000
Bedrooms: 3
Square Feet: 1,546 SF
Year Built: 1967
Bathrooms: 2
Lot Size: 7,440 SF
Garage: D

LUNA, MICHAEL D; ARCINIEGA, ELICIA M
12531 16TH ST
CHINO CA 91710
APN: 1015-421-46-0000
Bedrooms: 4
Square Feet: 2,222 SF
Year Built: 1986
Bathrooms: 3
Lot Size: 8,250 SF
Garage: A

PAEZ MICHELLE
12574 16TH ST
CHINO CA 91710
APN: 1015-421-06-0000
Bedrooms: 3
Square Feet: 1,231 SF
Year Built: 1967
Bathrooms: 2
Lot Size: 8,118 SF
Garage: D

RODRIGUEZ MOSES III & MARY A
5755 WALNUT AVE
CHINO CA 91710
APN: 1015-421-49-0000
Bedrooms: 3
Bathrooms: 2

SARRA ANNA BEA
12540 BENSON AVE
CHINO CA 91710
APN: 1015-391-10-0000
Bedrooms: 4
Bathrooms: 2

Square Feet: 1,942 SF
Year Built: 1986

Lot Size: 7,860 SF
Garage: A

Square Feet: 1,396 SF
Year Built: 1963

Lot Size: 8,190 SF
Garage: A

GALINDO RALPH G & PAMELA M
12550 BENSON AVE
CHINO CA 91710
APN: 1015-391-11-0000
Bedrooms: 4
Square Feet: 1,375 SF
Year Built: 1963

Bathrooms: 2
Lot Size: 8,190 SF
Garage: A