

# 371 Cardinal Ln, Upland, CA 91786-7723, San Bernardino County



<b>3</b>	<b>1,637</b>	<b>2,352</b>	<b>\$420,000</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>3</b>	<b>2012</b>	<b>SFR</b>	<b>02/25/2013</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Thomas Steven A Trust</b>	Tax Billing Zip:	<b>91786</b>
Mail Owner Name:	<b>Thomas Steven A Trust</b>	Tax Billing Zip+4:	<b>7723</b>
Tax Billing Address:	<b>371 Cardinal Ln</b>	Owner Occupied:	<b>Yes</b>
Tax Billing City & State:	<b>Upland, CA</b>		

## Location Information

Zip Code:	<b>91786</b>	Comm College District Code:	<b>Chaffey Jt</b>
Carrier Route:	<b>C052</b>	Census Tract:	<b>8.21</b>
Tract Number:	<b>17575</b>	Topography:	<b>Flat/Level</b>
School District:	<b>Upland</b>	Neighborhood Code:	<b>071-071</b>

## Tax Information

APN :	<b>1007-741-80-0000</b>	Tax Appraisal Area:	<b>07</b>
Exemption(s):	<b>Homeowner</b>	Lot:	<b>80</b>
% Improved:	<b>65%</b>	Water Tax Dist:	<b>Chino Basin Imp C</b>
Tax Area:	<b>8052</b>		
Legal Description:	<b>TRACT 17575 LOT 80 BOOK 335 PAGE 23 AND INT IN COMMON AREA</b>		

## Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$445,531	\$436,795	\$430,234
Assessed Value - Land	\$155,936	\$152,878	\$150,582
Assessed Value - Improved	\$289,595	\$283,917	\$279,652
YOY Assessed Change (\$)	\$8,736	\$6,561	
YOY Assessed Change (%)	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$4,413		
2015	\$4,530	\$118	2.67%
2016	\$4,637	\$107	2.35%

Special Assessment	Tax Amount
School Bonds	\$260.88
Chaffey College Bond	\$49.85
Metro Water Orig Debt Svc	\$15.04
Metro Water-Water Stby	\$7.59
Co Ventor Control	\$5.62
Total Of Special Assessments	\$338.98

## Characteristics

County Land Use:	<b>Planned Unit Dev</b>	Water:	<b>Public</b>
Universal Land Use:	<b>SFR</b>	Sewer:	<b>Public Service</b>
Lot Acres:	<b>0.054</b>	Heat Type:	<b>Central</b>
Lot Area:	<b>2,352</b>	Cooling Type:	<b>Refrigeration</b>
Style:	<b>Modern</b>	Garage Type:	<b>Attached Garage</b>

Courtesy of JAMES DILLER, COMMUNITY CONNECT REALTY, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 09/14/2017

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Building Sq Ft: **1,637**  
 Gross Area: **2,062**  
 2nd Floor Area: **972**  
 Total Rooms: **6**  
 Bedrooms: **3**  
 Total Baths: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Family Rooms: **1**  
 Other Rooms: **Family Room**

Parking Type: **Attached Frame Garage**  
 Roof Material: **Tile**  
 Construction Type: **Frame**  
 Year Built: **2012**  
 Effective Year Built: **2013**  
 Porch: **Patio/Porch**  
 Porch 1 Area: **60**  
 Porch Type: **Patio/Porch**  
 # of Buildings: **1**

## Estimated Value

RealAVM™ (1): **\$562,044**      Confidence Score (2): **85**  
 RealAVM™ Range: **\$511,460 - \$612,628**      Forecast Standard Deviation (3): **9**  
 Value As Of: **08/31/2017**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

Recording Date: **04/25/2013**      Sale Type: **Full**  
 Sale Date: **02/25/2013**      Deed Type: **Grant Deed**  
 Sale Price: **\$420,000**      Owner Name: **Thomas Steven A Trust**  
 Price Per Square Feet: **\$256.57**      Seller: **Standard Pacific Corp**  
 Document Number: **172870**

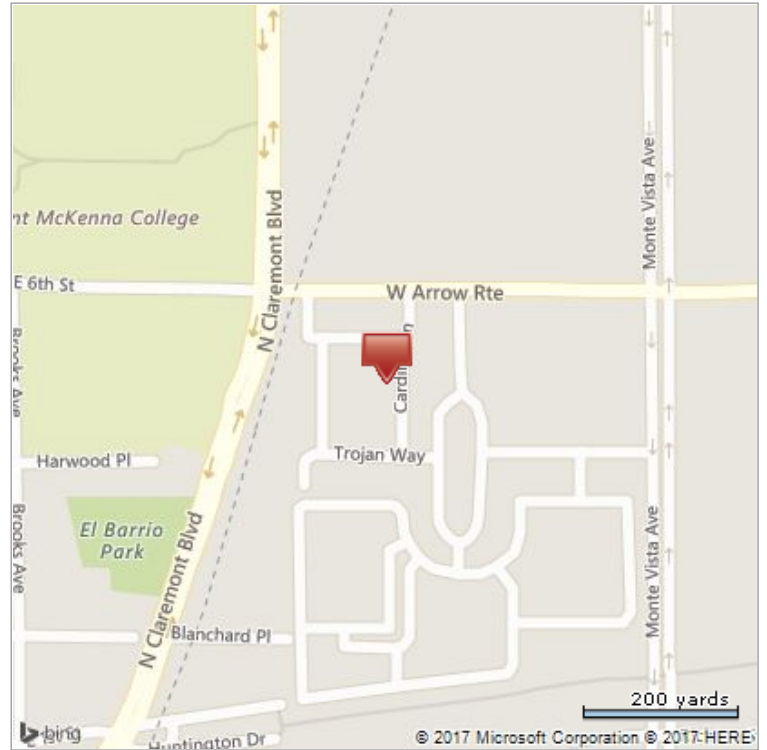
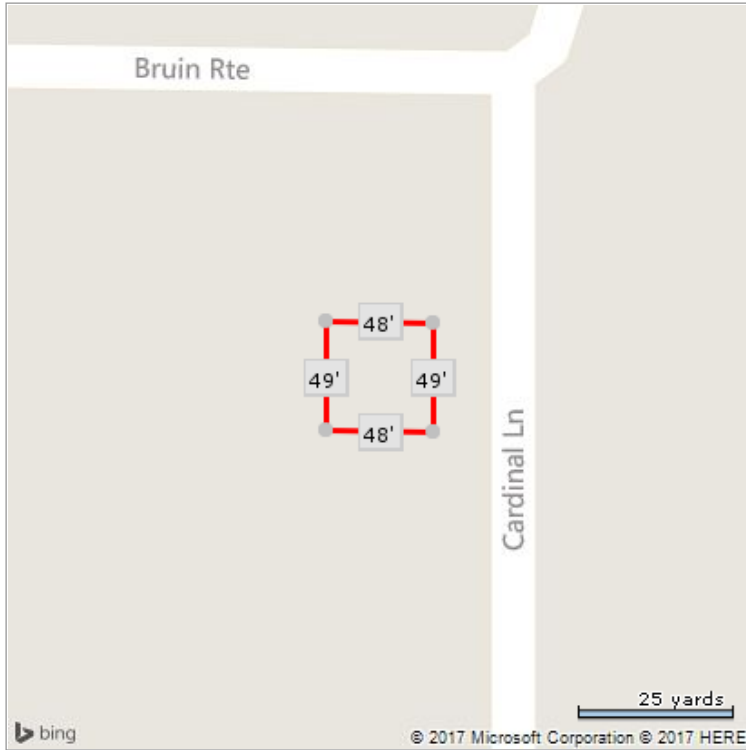
Recording Date	12/13/2016	12/12/2016	05/19/2016	03/22/2016	05/06/2015
Sale Date	12/05/2016	12/05/2016	05/04/2016	03/16/2016	04/21/2015
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Thomas Steven A Trust	Thomas Steven A	Thomas Steven A Trust	Thomas Steven A	Thomas Steven A
Seller Name	Thomas Steven A	Thomas Steven A Trust	Thomas Steven A	Thomas Steven A	Thomas Steven A Trust
Document Number	542904	542260	195258	107673	185020
Document Type	Grant Deed	Grant Deed	Quit Claim Deed	Grant Deed	Grant Deed

Recording Date	06/05/2014	04/25/2013
Sale Date	05/21/2014	02/25/2013
Sale Price		\$420,000
Nominal	Y	
Buyer Name	Thomas Steven A Trust	Thomas Steven A
Seller Name	Thomas Steven A	Standard Pacific Corp
Document Number	203112	172870
Document Type	Trustee's Deed(Transfer)	Grant Deed

## Mortgage History

Mortgage Date	12/12/2016	03/22/2016	05/06/2015	04/25/2013
Mortgage Amount	\$484,326	\$483,000	\$417,000	\$369,900
Mortgage Lender	Mountain West Fin'l Inc	Mountain West Fin'l Inc	Pacific Union Fin'l	Standard Pac Mtg Inc
Mortgage Code	Va	Va	Va	Va

## Property Map



\*Lot Dimensions are Estimated