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Lawyers Title

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Phone: 888.789.3366

Date: 07/29/2024
Property: 1205 E DAVIDSON ST, SAN
BERNARDINO, CA
92408-2969
APN: 0281-132-45-0000
County: SAN BERNARDINO

Prepared By: Wilsom
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La Quinta, CA, 92507
Kate@wilson-meade.com



Subject Property Location

Property Address 1205 E DAVIDSON ST
 City, State & Zip SAN BERNARDINO, CA 92408-2969
 County SAN BERNARDINO COUNTY
 Mailing Address 10389 MONTEREY PINE LN, YUCAIPA, CA 92399-2977
 Census Tract 0072.01
 Thomas Bros Pg-Grid

Property Use Duplex (2 units, any combination)
 Parcel Number 0281-132-45-0000
 Latitude 34.069623
 Longitude -117.259635

Report Date: 07/29/2024
 Order ID: R155558801

Legal Description Details District: 12 City, Municipality, Township: CITY OF SAN BERNARDINO Brief Description: PARCEL MAP 6792 PARCEL 2

Current Ownership Information *Source of Ownership data: Recorder Information

| | | | |
|-----------------------|--|----------------|--------------|
| Primary Owner Name(s) | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT, | Sale Price | |
| | | Transfer Date | 08/02/2022 |
| | | Recording Date | 08/04/2022 |
| Vesting | Revocable Living Trust | Recorder Doc # | 2022-0270142 |
| | | Book/Page | |

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

| | | | | | | |
|--|--------------------|-----------------------------------|--------------------|-------------|------------------|-----------|
| | Bedrooms | | Year Built | 1960 | Living Area (SF) | 1,242 |
| | Bathrooms/Partial | | Garage/No. of Cars | None/8 | Price (\$/SF) | |
| | Total Rooms | | Stories/Floors | 1 Story | Lot Size (SF/AC) | 9,225/.21 |
| | Construction Type | | No. of Units | 2 | Fireplace | |
| | Exterior Walls | | No. of Buildings | | Pool | |
| | Roof Material/Type | | Basement Type/Area | | Heat Type | |
| | Foundation Type | | Style | | A/C | |
| | Property Type | Multi-Family (Residential) | View | View - None | Elevator | |
| | Land Use | Duplex (2 units, any combination) | | | Zoning | |

Assessment & Taxes

| | | | | | | |
|--|----------------------|----------|--------------------------|----------------------|---------------|-------|
| | Assessment Year | 2023 | Tax Year | 2023 | Tax Exemption | |
| | Total Assessed Value | \$97,025 | Tax Amount | \$1,338.65 | Tax Rate Area | 7-176 |
| | Land Value | \$34,361 | Tax Account ID | | | |
| | Improvement Value | \$62,664 | Tax Status | No Delinquency Found | | |
| | Improvement Ratio | 64.59% | Delinquent Tax Year | | | |
| | Total Value | | Market Improvement Value | | | |
| | Market Land Value | | Market Value Year | | | |

Lien History

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

Loan Officer Insights

No details available



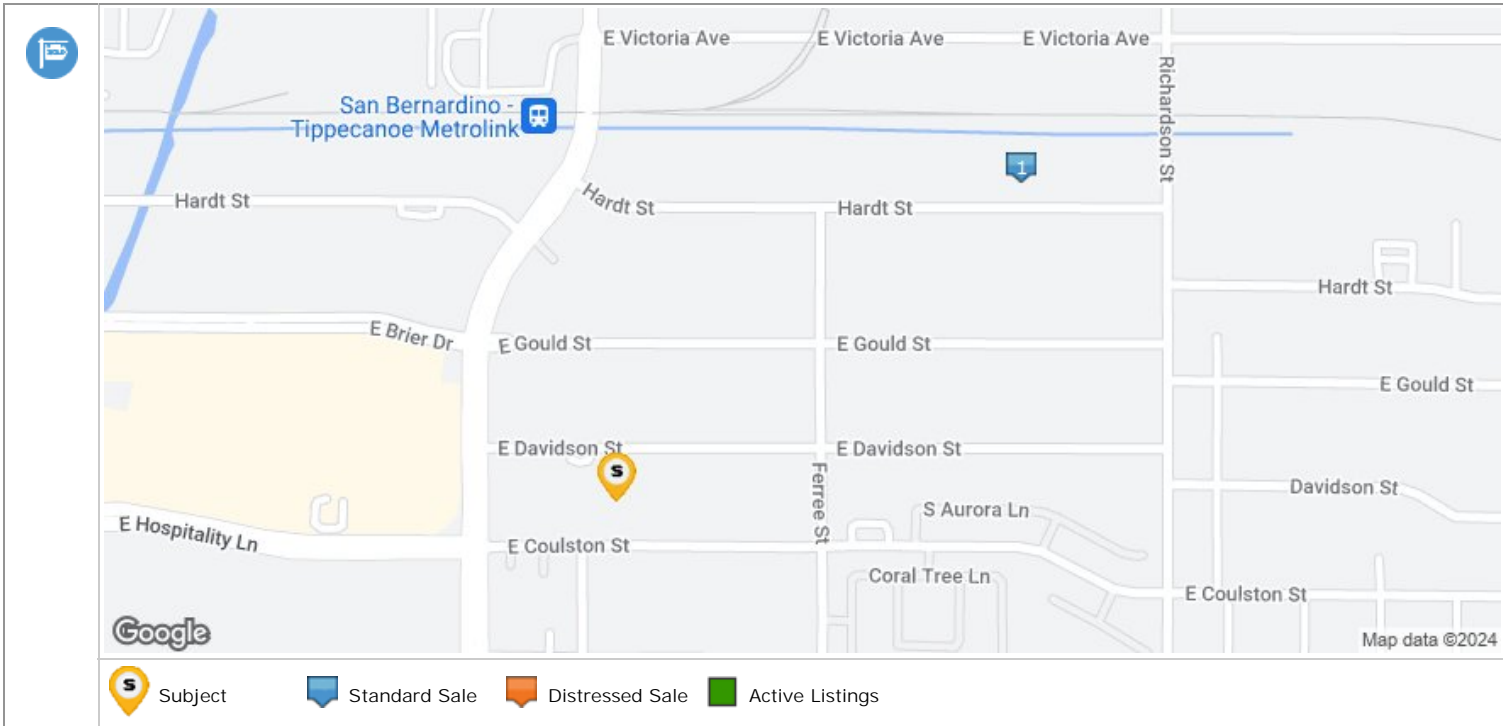
Subject Property Location

Property Address 1205 E DAVIDSON ST
 City, State & Zip SAN BERNARDINO, CA 92408-2969

Report Date: 07/29/2024
 Order ID: R155558802
 County: SAN BERNARDINO

Comparable Sales 1 Comps

| Pin | Sale Type | Address | Record Date | Sale Price | S/SF | Living SF | Rm | Bd | Ba | Year | Lot SF | Pool | Dist |
|-----|-----------|------------------|-------------|------------|-------|-----------|----|----|----|------|------------|------|------|
| | | SUBJECT PROPERTY | 08/04/2022 | | | 1,242 | 0 | | | 1960 | 9,225/.21 | | |
| 1 | | 1484 HARDT ST | 11/21/2022 | \$520,000 | \$325 | 1,600 | 0 | | | 1964 | 22,260/.51 | | 0.37 |



Area Sales Analysis

| | | | | | |
|-------------------------|-----------------------|-------------------------|----------|-------------------------|-------------|
| Total Area Sales/ Count | \$520,000/ 1 | Median # of Baths | NaN | Median Lot Size (SF/AC) | 22,260 /.51 |
| Price Range - 2 years | \$520,000 - \$520,000 | Median # of Bedrooms | | Median Year Built | 1964 |
| Age Range | 60 - 60 | Median Living Area (SF) | 1,600 | Median Value | \$520,000 |
| Median Age | 60 | Median Price (\$/SF) | \$325/SF | | |



Subject Property Location






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 City, State & Zip SAN BERNARDINO, CA 92408-2969
 County SAN BERNARDINO COUNTY
 Mailing Address 10389 MONTEREY PINE LN, YUCAIPA, CA 92399-2977

Report Date: 07/29/2024
 Order ID: R155558803
 Property Use Duplex (2 units, any combination)
 Parcel Number 0281-132-45-0000



Transaction Summary

| Trans ID | Recording Date | Document Type | Document Description | Sale Price / Loan Amount | Document Number | Buyer / Borrower | Seller |
|----------|----------------|---------------|--------------------------------------|--------------------------|-----------------|---|---|
| 1 | 08/04/2022 | Mortgage | Commercial Loan | \$336,000 | 2022-0270153 | JAMES JON CARLSON & LINDA JO CARLSON RLT | |
| 2 | 08/04/2022 | Mortgage | Commercial Loan | \$336,000 | 2022-0270143 | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT | |
| 3 | 08/04/2022 | Deed | Intra-family Transfer or Dissolution | | 2022-0270142 | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT |
| 4 | 03/18/2005 | Deed | Intra-family Transfer or Dissolution | | 2005-0189566 | CARLSON, JAMES JON; CARLSON, LINDA JO | CARLSON, JAMES JON; CARLSON, LINDA JO |
| 5 | 06/05/2002 | Deed | Intra-family Transfer or Dissolution | | 2002-0287482 | JAMES JON & LINDA JO CARLSON REVOCABLE L | CARLSON, JAMES JON; CARLSON, LINDA JO |
| 6 | | Deed | | | 20020287482 | | |

Transaction History Legend

| | | | | | |
|---|----------------------|---|------------------|---|---------------------|
|  | Transfer |  | Mortgage |  | Mortgage Assignment |
|  | Foreclosure Activity |  | Mortgage Release | | |

Transaction Details

| Mortgage | | | | | | |
|--|-------------------------|--|---------------------------|-----------------|--------------------------|--|
|  | Transaction ID | 1 | Recorder Doc Number | 2022-0270153 | Recorder Book/Page | |
| | Mortgage Date | 08/02/2022 | Document Type | Mortgage | Rate Change Freq | |
| | Loan Amount | \$336,000 | Document Description | Commercial Loan | 1st Periodic Floor Rate | |
| | Loan Type | Commercial Loan | Recording Date | 08/04/2022 | 1st Periodic Cap Rate | |
| | Origination Lender Name | FAY SERVICING LLC | Origination Interest Rate | | Lifetime Cap Rate | |
| | Origination Lender Type | Mortgage company | First Rate Change Date | | Change Index | |
| | Type Financing | | Maturity Date | 09/01/2052 | IO Period | |
| | Borrower 1 | JAMES JON CARLSON & LINDA JO CARLSON RLT | Balloon Rider | | Prepayment Penalty Rider | |
| | Borrower 2 | | Fixed/Step Rate Rider | | Prepayment Penalty Term | |
| | Additional Borrowers | | Adj Rate Rider | | Adj Rate Index | |
| | Vesting | Revocable Living Trust | | | | |
| Mortgage | | | | | | |
|  | Transaction ID | 2 | Recorder Doc Number | 2022-0270143 | Recorder Book/Page | |
| | Mortgage Date | 08/02/2022 | Document Type | Mortgage | Rate Change Freq | |

| | | | | | |
|-------------------------|--|---------------------------|-----------------|--------------------------|--|
| Loan Amount | \$336,000 | Document Description | Commercial Loan | 1st Periodic Floor Rate | |
| Loan Type | Commercial Loan | Recording Date | 08/04/2022 | 1st Periodic Cap Rate | |
| Origination Lender Name | FAY SERVICING LLC | Origination Interest Rate | | Lifetime Cap Rate | |
| Origination Lender Type | Mortgage company | First Rate Change Date | | Change Index | |
| Type Financing | | Maturity Date | 09/01/2052 | IO Period | |
| Borrower 1 | CARLSON, JEREMY JON | Balloon Rider | | Prepayment Penalty Rider | |
| Borrower 2 | JAMES JON CARLSON & LINDA JO CARLSON RLT | Fixed/Step Rate Rider | | Prepayment Penalty Term | |
| Additional Borrowers | | Adj Rate Rider | | Adj Rate Index | |
| Vesting | Revocable Living Trust | | | | |


Transfer

| | | | | | | |
|--|---|--|----------------------|--------------------------------------|------------------------------|--|
|  | Transaction ID | 3 | Recorder Doc Number | 2022-0270142 | Partial Interest Transferred | |
| | Transfer Date | 08/02/2022 | 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 | 08/04/2022 | Property Use | |
| | Buyer 1 | CARLSON, JEREMY JON | Buyer 1 Entity | Trustee or Conservator | Buyer Vesting | Revocable Living Trust |
| | Buyer 2 | JAMES JON CARLSON & LINDA JO CARLSON RLT | Buyer 2 Entity | Revocable Living Trust | Buyer Mailing Address | 10389 MONTEREY PINE LN, YUCAIPA, CA 92399-2977 |
| | Seller 1 | CARLSON, JEREMY JON | Seller 1 Entity | Trustee or Conservator | Seller Mailing Address | |
| | Seller 2 | JAMES JON CARLSON & LINDA JO CARLSON RLT | Seller 2 Entity | Revocable Living Trust | Legal City/ Muni/ Township | SAN BERNARDINO |
| | Legal Recorder's Map Ref | MB 66 PG 12&13 | Legal Subdivision | PARCEL MAP NO 6792 | Legal Section/ Twn/ Rng/ Mer | |
| | Legal Brief Description/ Unit/ Phase/ Tract | | | | Title Company Name | LAWYERS TITLE IE |

Transfer

| | | | | | | |
|--|---|---------------------|----------------------|--------------------------------------|------------------------------|---------------------------------------|
|  | Transaction ID | 4 | Recorder Doc Number | 2005-0189566 | Partial Interest Transferred | |
| | Transfer Date | 03/16/2005 | Document Type | Deed | Type of Transaction | Non Arms-Length Transfer |
| | Sale Price | | Document Description | Intra-family Transfer or Dissolution | Multiple APNs on Deed | 2 |
| | Recorder Book/Page | | Recording Date | 03/18/2005 | Property Use | |
| | Buyer 1 | CARLSON, JAMES JON | Buyer 1 Entity | Trustee or Conservator | Buyer Vesting | Revocable Living Trust |
| | Buyer 2 | CARLSON, LINDA JO | Buyer 2 Entity | Trustee or Conservator | Buyer Mailing Address | 35537 FIR AVE, YUCAIPA, CA 92399-9425 |
| | Seller 1 | CARLSON, JAMES JON | Seller 1 Entity | Husband and Wife | Seller Mailing Address | 35537 FIR AVE, YUCAIPA, CA 92399-9425 |
| | Seller 2 | CARLSON, LINDA JO | Seller 2 Entity | Husband and Wife | Legal City/ Muni/ Township | SAN BERNARDINO |
| | Legal Recorder's Map Ref | PM6792 MB66 PG12&13 | Legal Subdivision | | Legal Section/ Twn/ Rng/ Mer | |
| | Legal Brief Description/ Unit/ Phase/ Tract | | | | Title Company Name | |

Transfer

| | | | | | | |
|--|--------------------|--|----------------------|--------------------------------------|------------------------------|--------------------------|
|  | Transaction ID | 5 | Recorder Doc Number | 2002-0287482 | Partial Interest Transferred | |
| | Transfer Date | 06/05/2002 | Document Type | Deed | Type of Transaction | Non Arms-Length Transfer |
| | Sale Price | | Document Description | Intra-family Transfer or Dissolution | Multiple APNs on Deed | 2 |
| | Recorder Book/Page | | Recording Date | 06/05/2002 | Property Use | |
| | Buyer 1 | JAMES JON & LINDA JO CARLSON REVOCABLE L | Buyer 1 Entity | Revocable Living Trust | Buyer Vesting | Revocable Living Trust |

| | | | | | |
|---|---------------------|-------------------|------------------|------------------------------|---------------------------------------|
| Buyer 2 | | Buyer 2 Entity | | Buyer Mailing Address | 35537 FIR AVE, YUCAIPA, CA 92399-9425 |
| Seller 1 | CARLSON, JAMES JON | Seller 1 Entity | Husband and Wife | Seller Mailing Address | 35537 FIR AVE, YUCAIPA, CA 92399-9425 |
| Seller 2 | CARLSON, LINDA JO | Seller 2 Entity | | Legal City/ Muni/ Township | SAN BERNARDINO |
| Legal Recorder's Map Ref | PM6792 MB66 PG12&13 | Legal Subdivision | | Legal Section/ Twn/ Rng/ Mer | |
| Legal Brief Description/ Unit/ Phase/ Tract | | | | Title Company Name | |

Transfer

| | | | | | | |
|--|---|--------------------------------|----------------------|-------------|------------------------------|-----------------------------------|
|  | Transaction ID | 6 | Recorder Doc Number | 20020287482 | Partial Interest Transferred | |
| | Transfer Date | | Document Type | Deed | Type of Transaction | Per Assessor |
| | Sale Price | | Document Description | | Multiple APNs on Deed | |
| | Recorder Book/Page | | Recording Date | | Property Use | Duplex (2 units, any combination) |
| | 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 | CITY OF SAN BERNARDINO |
| | Legal Recorder's Map Ref | | Legal Subdivision | | Legal Section/ Twn/ Rng/ Mer | |
| | Legal Brief Description/ Unit/ Phase/ Tract | PARCEL MAP 6792 PARCEL 2 / / / | | | Title Company Name | |



Subject Property Location

Report Date: 07/29/2024

Property Address 1205 E DAVIDSON ST
 City, State & Zip SAN BERNARDINO, CA 92408-2969

Order ID: R155558804

County SAN BERNARDINO COUNTY

Property Use

Duplex (2 units, any combination)

Mailing Address 10389 MONTEREY PINE LN, YUCAIPA, CA 92399-2977

Parcel Number

0281-132-45-0000

| Subject Property | | | | | |
|-------------------|--|--------------------|--------|------------------|------------------|
| Address | 1205 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-45-0000 |
| Owner | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT, | | | Lot Size (SF/AC) | 9,225/.21 |
| Bedrooms | 0 | Year Built | 1960 | Living Area (SF) | 1,242 |
| Bathrooms/Partial | | Garage/No. of Cars | None/8 | Phones | |

| Nearby Neighbor # 1 | | | | | |
|---------------------|--|--------------------|--------|------------------|------------------|
| Address | 1195 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-44-0000 |
| Owner | CARLSON, JEREMY JON; JAMES JON CARLSON & LINDA JO CARLSON RLT, | | | Lot Size (SF/AC) | 7,300/.17 |
| Bedrooms | 0 | Year Built | 1960 | Living Area (SF) | 1,964 |
| Bathrooms/Partial | | Garage/No. of Cars | None/8 | Phones | |

| Nearby Neighbor # 2 | | | | | |
|---------------------|--|--------------------|------------|------------------|------------------|
| Address | 1159 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-34-0000 |
| Owner | TUM SEASON; NHIM SCOTT | | | Lot Size (SF/AC) | 10,200/.23 |
| Bedrooms | 2 | Year Built | 1946 | Living Area (SF) | 920 |
| Bathrooms/Partial | 1 | Garage/No. of Cars | Carport/25 | Phones | |

| Nearby Neighbor # 3 | | | | | |
|---------------------|--|--------------------|--|------------------|------------------|
| Address | 1270 COULSTON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-42-0000 |
| Owner | FROST ROBERT W & DANETTA | | | Lot Size (SF/AC) | 8,946/.21 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

| Nearby Neighbor # 4 | | | | | |
|---------------------|--|--------------------|------|------------------|------------------|
| Address | 1278 COULSTON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-43-0000 |
| Owner | FROST ROBERT W & DANETTA S | | | Lot Size (SF/AC) | 8,946/.21 |
| Bedrooms | 0 | Year Built | 1979 | Living Area (SF) | 1,836 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

| Nearby Neighbor # 5 | | | | | |
|---------------------|--|--------------------|--|------------------|------------------|
| Address | 1305 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-13-0000 |
| Owner | RAGONTON BERNIE Q; CAMPBELL TERESA ANN P | | | Lot Size (SF/AC) | 17,062/.39 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

| Nearby Neighbor # 6 | | | | | |
|---------------------|---|--------------------|----------|------------------|------------------|
| Address | 1164 GOULD ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-112-25-0000 |
| Owner | SAMMAAN ALA | | | Lot Size (SF/AC) | 17,062/.39 |
| Bedrooms | 0 | Year Built | 1959 | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | Garage/1 | Phones | |

Nearby Neighbor # 7

| | | | | | |
|-------------------|---|--------------------|----------|------------------|------------------|
| Address | 1154 GOULD ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-112-26-0000 |
| Owner | SAMMAAN ALA | | | Lot Size (SF/AC) | 9,887/.23 |
| Bedrooms | 0 | Year Built | 1959 | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | Garage/1 | Phones | |

Nearby Neighbor # 8

| | | | | | |
|-------------------|--|--------------------|----------|------------------|------------------|
| Address | 1339 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-132-14-0000 |
| Owner | MCGREGOR GUILLERMO & MONGE MARITZA | | | Lot Size (SF/AC) | 16,592/.38 |
| Bedrooms | 0 | Year Built | 1976 | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | Garage/2 | Phones | |

Nearby Neighbor # 9

| | | | | | |
|-------------------|--|--------------------|-----------|------------------|------------------|
| Address | 1267 LEE ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-151-74-0000 |
| Owner | PALOMINO, VICTORIANO; PALOMINO, MARIA ELBA | | | Lot Size (SF/AC) | 12,483/.29 |
| Bedrooms | 2 | Year Built | 1946 | Living Area (SF) | 883 |
| Bathrooms/Partial | 1 | Garage/No. of Cars | Carport/1 | Phones | |

Nearby Neighbor # 10

| | | | | | |
|-------------------|---|--------------------|------|------------------|------------------|
| Address | 1415 GOULD ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-141-42-0000 |
| Owner | PILLER BONNIE | | | Lot Size (SF/AC) | 10,850/.25 |
| Bedrooms | 0 | Year Built | 1977 | Living Area (SF) | 1,768 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor # 11

| | | | | | |
|-------------------|--|--------------------|-----------|------------------|------------------|
| Address | 1426 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-141-29-0000 |
| Owner | SILVA JOSE | | | Lot Size (SF/AC) | 5,610/.13 |
| Bedrooms | 3 | Year Built | 1962 | Living Area (SF) | 1,020 |
| Bathrooms/Partial | 1 | Garage/No. of Cars | Carport/1 | Phones | |

Nearby Neighbor # 12

| | | | | | |
|-------------------|--|--------------------|------|------------------|------------------|
| Address | 1448 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-141-63-0000 |
| Owner | ANAYA JOSE A | | | Lot Size (SF/AC) | 9,010/.21 |
| Bedrooms | 6 | Year Built | 1979 | Living Area (SF) | 2,326 |
| Bathrooms/Partial | 4 | Garage/No. of Cars | | Phones | |

Nearby Neighbor # 13

| | | | | | |
|-------------------|---|--------------------|----------|------------------|------------------|
| Address | 1312 HARDT ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-111-05-0000 |
| Owner | DINGDING RAYMUNDA R (HW-EDGARDO); ESPRA ERNESTO | | | Lot Size (SF/AC) | 15,900/.37 |
| Bedrooms | 4 | Year Built | 1977 | Living Area (SF) | 1,836 |
| Bathrooms/Partial | 2 | Garage/No. of Cars | Garage/2 | Phones | |

Nearby Neighbor # 14

| | | | | | |
|-------------------|---|--------------------|----------|------------------|------------------|
| Address | 1314 HARDT ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-111-04-0000 |
| Owner | CARO JUDELIA R; PALMA VIRGINIA R | | | Lot Size (SF/AC) | 15,894/.36 |
| Bedrooms | 4 | Year Built | 1977 | Living Area (SF) | 1,836 |
| Bathrooms/Partial | 2 | Garage/No. of Cars | Garage/2 | Phones | |

| Nearby Neighbor #15 | | | | | |
|---------------------|--|--------------------|----------|------------------|------------------|
| Address | 1460 E DAVIDSON ST, SAN BERNARDINO, CA 92408 | | | APN | 0281-141-62-0000 |
| Owner | HANNAWI RANI & MAYASA REV TR (9/2/21); HENNAWI OSAMA & AMANDA REV TR (9/2/2) | | | Lot Size (SF/AC) | 9,010/.21 |
| Bedrooms | 6 | Year Built | 1979 | Living Area (SF) | 2,326 |
| Bathrooms/Partial | 4 | Garage/No. of Cars | Garage/2 | Phones | |



Subject Property Location



Report Date: 07/29/2024

Property Address 1205 E DAVIDSON ST
 City, State & Zip SAN BERNARDINO, CA 92408-2969
 County SAN BERNARDINO COUNTY

Order ID: R155558805

Parcel Number 0281-132-45-0000



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