

7940 Cherry Ave #201, Fontana, CA 92336-4021, San Bernardino County



N/A	4,906	4,906	\$638,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	2006	IND PRK	01/30/2006
Baths	Yr Built	Type	Sale Date

Auction

Owner Information

Owner Name:	Cherry Avenue Suite 201 7940 L	Tax Billing Zip:	92336
Mail Owner Name:	Cherry Avenue Suite 201 7940 L	Tax Billing Zip+4:	4021
Tax Billing Address:	7940 Cherry Ave #201	Owner Occupied:	Yes
Tax Billing City & State:	Fontana, CA		

Location Information

Zip Code:	92336	TGNO:	604-C1
Carrier Route:	C069	Census Tract:	20.38
Tract Number:	17125	Topography:	Flat/Level
School District:	Chaffey Un	Neighborhood Code:	806
Comm College District Code:	Chaffey		

Tax Information

APN :	1100-521-56-0000	Lot:	1
% Improved:	56%	Water Tax Dist:	Chino Basin Mid Vly
Tax Area:	10007	Fire Dept Tax Dist:	Fontana
Tax Appraisal Area:	08		
Legal Description:	TRACT 17125 LOT 1 UNIT 201 BOOK 311 PAGE 85 AND INT IN COMMON AREA		

Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$441,000	\$765,383	\$759,663
Assessed Value - Land	\$196,000	\$92,339	\$91,649
Assessed Value - Improved	\$245,000	\$673,044	\$668,014
YOY Assessed Change (\$)	-\$324,383	\$5,720	
YOY Assessed Change (%)	-42.38%	0.75%	

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2010	\$1,976		
2011	\$1,977	\$0	0.02%
2011	\$1,977	\$0	0%

Special Assessment	Tax Amount
Co Vantor Control	\$9.96
Fontana Landscape 2	\$344.92
Fontana Cfd #2 Heritage	\$1,613.40
Metro Water-Water Stby	\$7.29
Total Of Special Assessments	\$1,975.57

Characteristics

County Land Use:	Industrial Condo	Water:	Public
Universal Land Use:	Industrial Park	Sewer:	Public Service
Lot Acres:	0.1126	Construction Type:	Masonry
Lot Area:	4,906	Year Built:	2006
Building Sq Ft:	4,906	Effective Year Built:	2006

Courtesy of DeAnn Clark, T.R.E.O., California Regional MLS

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Property Detail

Gross Area: **4,906**
 Total Units: **5**
 Quality: **Good**

Building Type: **Industrial Condo**
 # of Buildings: **1**

Last Market Sale & Sales History

Recording Date:	06/19/2006	Sale Type:	Full
Sale Date:	01/30/2006	Deed Type:	Grant Deed
Sale Price:	\$638,000	Owner Name:	Cherry Avenue Suite 201 7940 L
Price Per Square Feet:	\$130.04	Seller:	Mkj Cherry Avenue Busn Pk LLC
Document Number:	415794		

Recording Date	10/19/2012	05/22/2012	11/05/2007	06/19/2006
Sale Date	02/12/2012	10/04/2011	10/26/2007	01/30/2006
Sale Price				\$638,000
Nominal	Y	Y	Y	
Buyer Name	Cherry Avenue Suite 201 7940 L	Martinez Jose Trust	Free Of Christ Cmnty Christian	Fort Willie T & Cathline D
Seller Name	Martinez Jose & Maria	Free In Christ Cmnty Christian	Free Of Christ Cmnty Christian	Mkj Cherry Avenue Busn Pk LLC
Document Number	436177	195677	615064	415794
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed

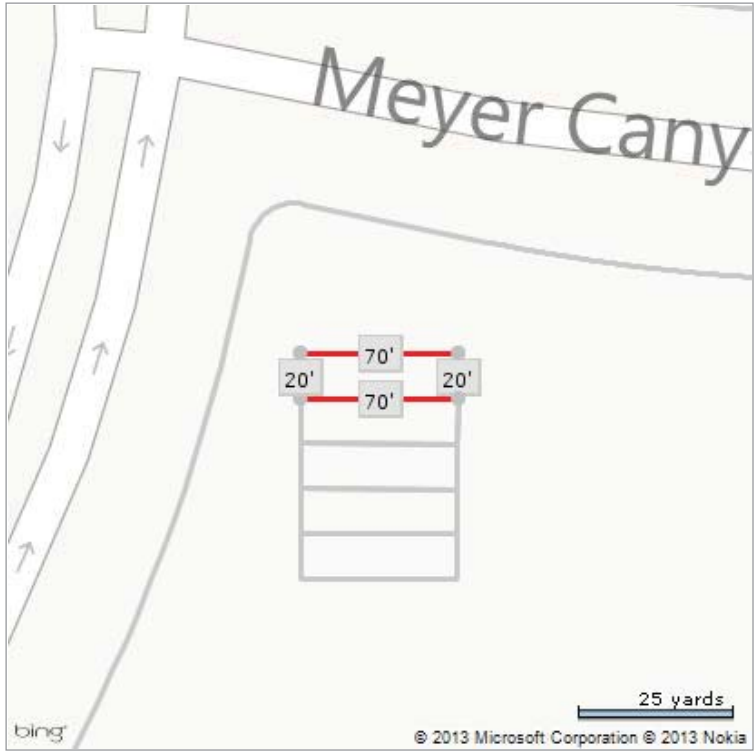
Mortgage History

Mortgage Date	02/10/2012	11/05/2007	06/19/2006
Mortgage Amount	\$875,000	\$553,000	\$446,446
Mortgage Lender	Private Individual	Broadway Fed'l Bk Fsb	Interbay Fndg LLC
Mortgage Code	Private Party Lender	Conventional	Conventional

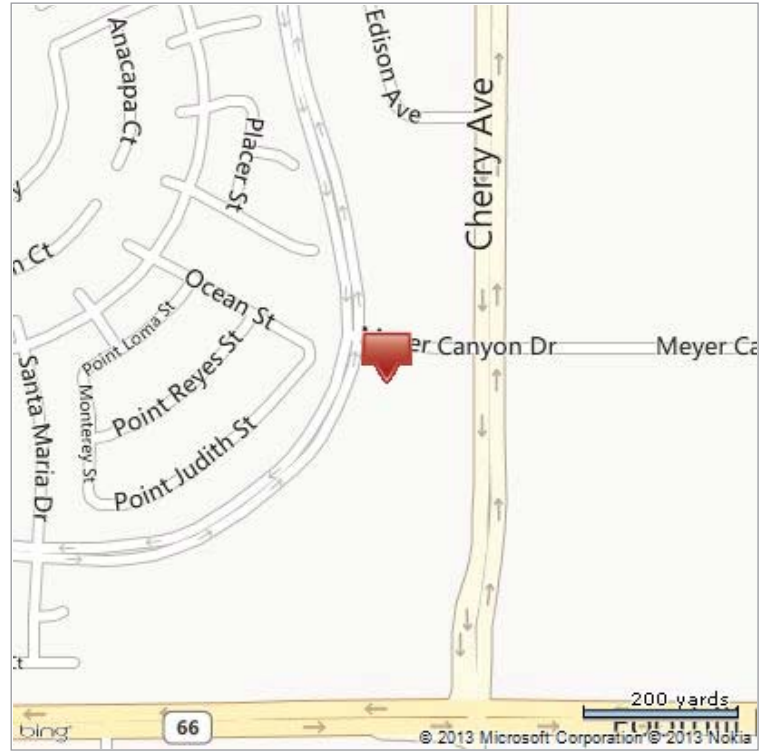
Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Default
Foreclosure Filing Date	10/04/2012	03/13/2012	12/09/2011
Recording Date	10/09/2012	03/15/2012	12/12/2011
Document Number	416647	102327	526954
Default Amount			\$23,983
Final Judgment Amount		\$573,851	
Original Doc Date	12/12/2011	11/05/2007	11/05/2007
Original Document Number	615065	615065	615065

Property Map



*Lot Dimensions are Estimated



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Foreclosure Summary

Foreclosure Document Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **10/09/2012** Filing Date: **10/04/2012**
Foreclosure Document #: **416647**
Borrower 1: **FREE IN CHRIST COMMUNITY CHRIS**
Trustee Name: **BROADWAY SERVICE CORP** Trustee Zip: **92868**
Trustee Address: **4000 W METROPOLITAN DR #400** Trustee Phone: **(714) 543-8372**
Trustee City: **ORANGE** Trustee Sale Order #: **A533947**
Trustee State: **CA** Trustee Sale Order Extension: **CA**
Auction Date: **11/01/2012** Auction Address: **351 N ARROWHEAD**
Auction Time: **2:30** Auction City: **SAN BERNARDINO**

Mortgage Information

Mortgage Amount/Type: **\$606,859/** Filing Date: **10/04/2012**
Mortgage Recording Date: **12/12/2011** Vesting Codes: **//CORPORATION**
Mortgage Document #: **615065** Title Company: **PACIFIC COAST TITLE CO.**

Foreclosure History

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Location Information

County: **San Bernardino** Map Reference: **/604-C1**
Lot: **1** Municipality/Township: **FONTANA**
APN: **1100-521-56-0000**
Legal Description: **TRACT 17125 LOT 1 UNIT 201 BOOK 311 PAGE 85 AND INT IN COMMON AREA**

Last Market Sale

Sale Date: **01/30/2006** Deed Type: **GRANT DEED**
Recording Date: **06/19/2006** Deed Document #: **415794**
Sale Price: **\$638,000** 1st Mortgage Amount/Type: **\$446,446/Conv**
Sale Type: **FULL** Seller: **MKJ CHERRY AVENUE BUSN PK LLC**

Owner Information

Owner Name: **CHERRY AVENUE SUITE 201 7940 L** State: **CA**
Mailing Address: **7940 CHERRY AVE #201** Zip: **92336**
City: **FONTANA** Carrier Route: **C069**

Owner Transfer Information

Sale Date: **02/12/2012** Deed Doc #: **436177**
Recording Date: **10/19/2012** Vesting Codes: **/EA/CORPORATE TRUST**
Deed Type: **GRANT DEED**

Characteristics

Living Area: **4,906** Effective Year Built: **2006**
Year Built: **2006** Quality: **GOOD**

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Foreclosure