

The Summary below shows the reports ordered for the subject property and the status of each report

Subject Property	364 W 10TH ST, SAN BERNARDINO, CA 92410	Owner Name	SUPERIOR HOMES LLC,
 Comparables Report		Complete	
 Property Details		Complete	

**Subject Property Location**

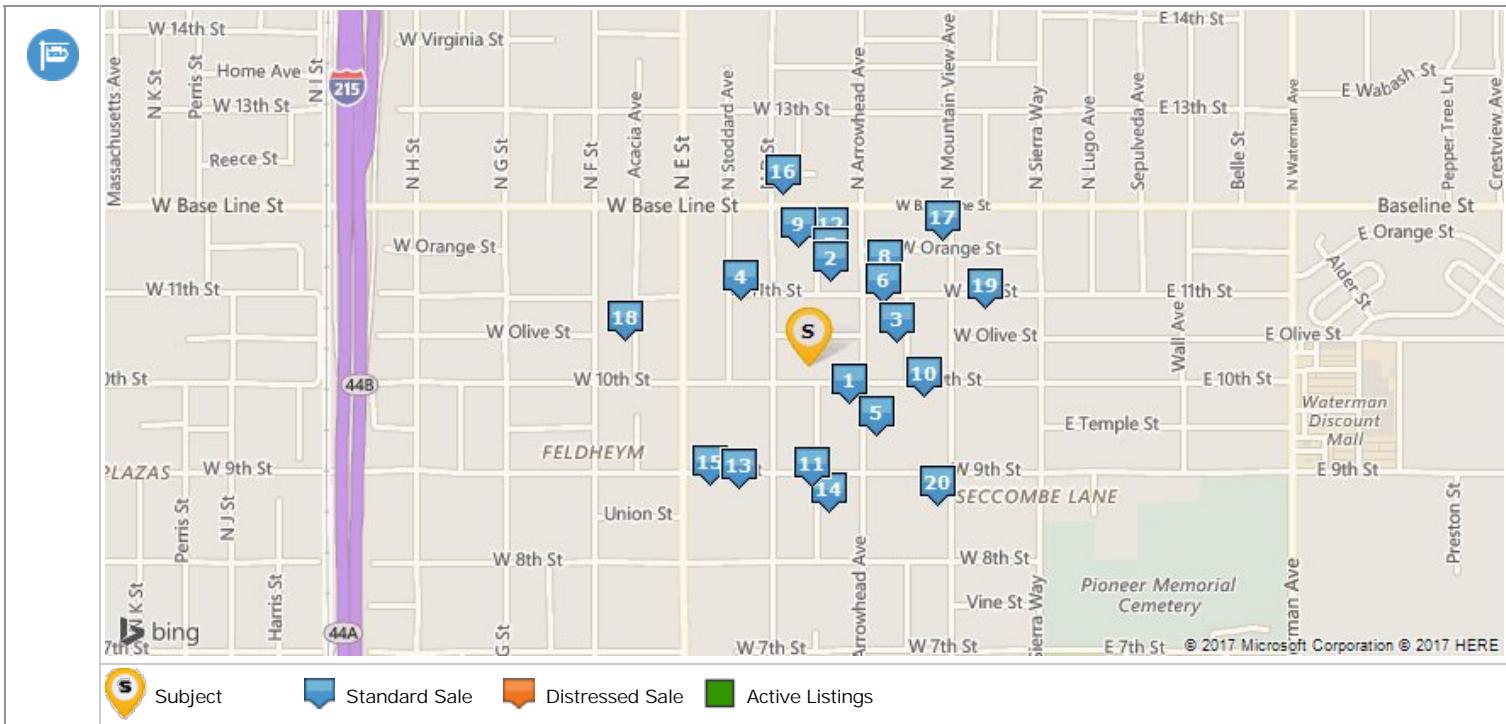
 Property Address 364 W 10TH ST  
 City, State & Zip SAN BERNARDINO, CA 92410-3510

Report Date: 08/03/2017

Order ID: R1267665

**Comparables Overview**

	Subject	High Comparable	Low Comparable	Average
Address	364 W 10TH ST SAN BERNARDINO, CA 92410-3510	1151 N D ST SAN BERNARDINO, CA 92401-3554	864 N MOUNTAIN VIEW AVE SAN BERNARDINO, CA 92401-1022	451 W 9TH ST SAN BERNARDINO, CA 92401-1090
Distance (Mi)		0.17	0.27	0.2
Subdivision	HOME BUILDERS MONTE VISTA		SAN BERNARDINO	CITY OF SAN BERNARDINO
APN	0140-063-17	0140-061-29	0140-221-13	0140-211-45
Recording Date	06/19/2003	08/17/2016	05/12/2017	05/11/2017
Purchase Price	\$67,000	\$1,437,000	\$30,000	\$185,000
Living Area (SF)	1,012	14,996	1,060	3,160
Price (\$/SF)	\$66/SF	\$96/SF	\$28/SF	\$59/SF
Lot Size (SF/AC)	7,250/.17	10,730/.25	7,200/.17	8,750/.2
BR/BA	2/1	0/0	3/1	0/0
Year Built	1920	1971	1914	



Subject Property					
Address	 364 W 10TH ST SAN BERNARDINO, CA 92410-3510			Distance (Mi)	
Owner	SUPERIOR HOMES LLC; ALVAREZ, EDUARDO			County	SAN BERNARDINO
Seller Name	TURLINGS, MATHEW			APN	0140-063-17
Sale Price	\$67,000	Recorder Doc Number	2003-0414196	Census	060710056.001008
Sale Date	05/18/2003	Document Description	Grant Deed	Land Use	Single Family Residential
Sale Type	Full Sale	Assessed Total	\$124,911	Tract No.	
Recording Date	06/19/2003	Assessed Improvement	\$106,441	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$18,470	Subdivision	HOME BUILDERS MONTE VISTA
Loan Amount	\$67,000	Living Area (SF)	1,012	Zoning	
Lender Name	PAUL W BUCK	Price (\$/SF)	\$66/SF	Pool	N
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,250/.17	FP	0
Prior 2nd Mtg. Amount		YR Built	1920	Garage Type/No. of Cars	Detached Garage/1
Prior Sale Price		Bed	2	Stories	1 Story
Prior Sale Date		Bath	1	A/C	N
Prior Sale Type		Total Rooms	5	Roof Material	Composition Shingle
Prior Recording Date		Style	Conventional	View	View - type not specified
		Construction Type	Frame		

Area Sales Analysis					
Total Area Sales	\$6,613,000	Median # of Baths	1	Median Lot Size (SF/AC)	6,750 /.15
Price Range - 2 years	\$11,000 - \$1,970,000	Median # of Bedrooms	2	Median Year Built	1924
Age Range	11 - 107	Median Living Area (SF)	1,205	Median Value	\$185,000
Median Age	93	Median Price (\$/SF)	\$150/SF		

Comparable # 1					
Address	 982 N ARROWHEAD AVE SAN BERNARDINO, CA 92410-3610			Distance (Mi)	0.08
Owner	OASIS INVESTMENT PROPERTIES LLC			County	SAN BERNARDINO
Seller Name	JIANG, HAWK HONG			APN	0140-153-07
Sale Price	\$185,000	Recorder Doc Number	2017-0049908	Census	060710056.001012
Sale Date	01/19/2017	Document Description	Grant Deed	Land Use	Triplex (3 units, any combination)
Sale Type	Full Sale	Assessed Total	\$65,270	Tract No.	
Recording Date	02/02/2017	Assessed Improvement	\$43,513	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$21,757	Subdivision	
Loan Amount		Living Area (SF)	1,562	Zoning	
Lender Name		Price (\$/SF)	\$118/SF	Pool	N
Prior 1st Mtg. Amount		Lot Size (SF/AC)	5,390/.12	FP	0
Prior 2nd Mtg. Amount		YR Built		Garage Type/No. of Cars	
Prior Sale Price	\$31,000	Bed	0	Stories	
Prior Sale Date	06/09/2009	Bath	0	A/C	
Prior Sale Type	REO Sale	Total Rooms	0	Roof Material	
Prior Recording Date	06/18/2009	Style		View	Average View
		Construction Type			

**Comparable # 2**

Address	2 336 W 11TH ST SAN BERNARDINO, CA 92410-3514			Distance (Mi)	0.13
Owner	CHAVEZ, MYRNA JANETH			County	SAN BERNARDINO
Seller Name	THE EOA EMPIRE LLC			APN	0140-064-14
Sale Price	\$156,000	Recorder Doc Number	2016-0401218	Census	060710056.001000
Sale Date	08/04/2016	Document Description	Grant Deed	Land Use	Single Family Residential
Sale Type	Full Sale	Assessed Total	\$102,984	Tract No.	
Recording Date	09/27/2016	Assessed Improvement	\$72,089	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$30,895	Subdivision	NINE ACRE
Loan Amount		Living Area (SF)	972	Zoning	
Lender Name		Price (\$/SF)	\$160/SF	Pool	N
Prior 1st Mtg. Amount	\$114,000	Lot Size (SF/AC)	6,210/.14	FP	0
Prior 2nd Mtg. Amount		YR Built	1910	Garage Type/No. of Cars	
Prior Sale Price	\$127,500	Bed	2	Stories	1 Story
Prior Sale Date	03/02/2016	Bath	1	A/C	N
Prior Sale Type	Full Sale	Total Rooms	5	Roof Material	Composition Shingle
Prior Recording Date	04/01/2016	Style	Conventional	View	View - type not specified
		Construction Type	Frame		

**Comparable # 3**

Address	3 1042 N PERSHING AVE SAN BERNARDINO, CA 92410-3632			Distance (Mi)	0.13
Owner	CUNNINGHAM, JULIE			County	SAN BERNARDINO
Seller Name	ROYBAL II, RUBEN; ROYBAL, KAREN GAIL; RUBEN ROYBAL II & KAREN GAIL ROYBAL REVO			APN	0140-101-09
Sale Price	\$340,000	Recorder Doc Number	2017-0229006	Census	060710056.005006
Sale Date	05/18/2017	Document Description	Grant Deed	Land Use	Triplex (3 units, any combination)
Sale Type	Full Sale	Assessed Total	\$105,949	Tract No.	
Recording Date	06/05/2017	Assessed Improvement	\$92,705	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$13,244	Subdivision	TRACT F M JOHNSTONS SUBDIVISION
Loan Amount		Living Area (SF)	2,520	Zoning	
Lender Name		Price (\$/SF)	\$135/SF	Pool	N
Prior 1st Mtg. Amount	\$64,000	Lot Size (SF/AC)	4,100/.09	FP	0
Prior 2nd Mtg. Amount	\$8,000	YR Built		Garage Type/No. of Cars	
Prior Sale Price	\$80,000	Bed	0	Stories	
Prior Sale Date	03/05/1998	Bath	0	A/C	
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material	
Prior Recording Date	03/09/1998	Style		View	View - type not specified
		Construction Type			

## Comparable # 4

Address	4	1095 N STODDARD AVE SAN BERNARDINO, CA 92410-3563			Distance (Mi)	0.14
Owner	PALACIOS, ISIDRO NUNEZ			County	SAN BERNARDINO	
Seller Name	QUINTERO, JODY			APN	0140-053-23	
Sale Price	\$149,000	Recorder Doc Number	2017-0043177	Census	060710056.001006	
Sale Date	01/09/2017	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$101,525	Tract No.		
Recording Date	01/31/2017	Assessed Improvement	\$69,037	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$32,488	Subdivision		
Loan Amount	\$146,301	Living Area (SF)	614	Zoning		
Lender Name	VISION ONE MORTGAGE INC	Price (\$/SF)	\$243/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	5,440/.12	FP	0	
Prior 2nd Mtg. Amount		YR Built	1949	Garage Type/No. of Cars		
Prior Sale Price	\$63,000	Bed	1	Stories	1 Story	
Prior Sale Date	04/04/2014	Bath	1	A/C	E	
Prior Sale Type	Full Sale	Total Rooms	3	Roof Material	Composition Shingle	
Prior Recording Date	04/08/2014	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

## Comparable # 5

Address	5	939 N ARROWHEAD AVE SAN BERNARDINO, CA 92410-3609			Distance (Mi)	0.14
Owner	CAMPOS, PEDRO			County	SAN BERNARDINO	
Seller Name	EMMX INVESTMENT INC			APN	0140-161-26	
Sale Price	\$205,000	Recorder Doc Number	2016-0532289	Census	060710056.005007	
Sale Date	10/25/2016	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$135,000	Tract No.		
Recording Date	12/06/2016	Assessed Improvement	\$94,000	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$41,000	Subdivision	CITY OF SAN BERNARDINO	
Loan Amount	\$201,286	Living Area (SF)	1,075	Zoning		
Lender Name	AMERICAN FINANCIAL NETWORK INC	Price (\$/SF)	\$191/SF	Pool	N	
Prior 1st Mtg. Amount	\$93,000	Lot Size (SF/AC)	6,750/.15	FP	0	
Prior 2nd Mtg. Amount		YR Built	1922	Garage Type/No. of Cars	Detached Garage/1	
Prior Sale Price	\$127,000	Bed	2	Stories	1 Story	
Prior Sale Date	06/14/2016	Bath	1	A/C	N	
Prior Sale Type	Full Sale	Total Rooms	5	Roof Material	Composition Shingle	
Prior Recording Date	07/12/2016	Style	Conventional	View	Average View	
		Construction Type	Frame			

## Comparable # 6

Address	6	279 W 11TH ST SAN BERNARDINO, CA 92410-3640			Distance (Mi)	0.14
Owner	COLLINS, KEVIN BERNARD; COLLINS, LAURIE LYNN			County	SAN BERNARDINO	
Seller Name	PANACEA INVESTMENT CORPORATION			APN	0140-101-28	
Sale Price	\$139,500	Recorder Doc Number	2017-0160452	Census	060710056.005006	
Sale Date	10/11/2016	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$71,453	Tract No.		
Recording Date	04/18/2017	Assessed Improvement	\$51,777	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$19,676	Subdivision	F M JOHNSONS SUBDIVISION	
Loan Amount	\$136,972	Living Area (SF)	728	Zoning		
Lender Name	STEARNS LENDING LLC	Price (\$/SF)	\$192/SF	Pool	N	
Prior 1st Mtg. Amount	\$134,900	Lot Size (SF/AC)	1,860/.04	FP	0	
Prior 2nd Mtg. Amount		YR Built	1922	Garage Type/No. of Cars		
Prior Sale Price	\$142,000	Bed	2	Stories	1 Story	
Prior Sale Date	03/18/2005	Bath	1	A/C	E	
Prior Sale Type	Full Sale	Total Rooms	4	Roof Material	Composition Shingle	
Prior Recording Date	04/19/2005	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

## Comparable # 7

Address	7	1115 N MAYFIELD AVE SAN BERNARDINO, CA 92410-3527			Distance (Mi)	0.15
Owner	ALICIA FREDVINDA CASTELLANOS LIVING TRUS			County	SAN BERNARDINO	
Seller Name	MENG, XIANGYI; LI, BAOHUA			APN	0140-064-16	
Sale Price	\$343,000	Recorder Doc Number	2017-0098327	Census	060710056.001000	
Sale Date	03/01/2017	Document Description	Grant Deed	Land Use	Quadruplex (4 units, any combination)	
Sale Type	Full Sale	Assessed Total	\$238,584	Tract No.		
Recording Date	03/07/2017	Assessed Improvement	\$181,730	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$56,854	Subdivision	SURVEY OF RANCHO SAN BERNARDINO	
Loan Amount		Living Area (SF)	3,040	Zoning		
Lender Name		Price (\$/SF)	\$113/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,144/.16	FP	0	
Prior 2nd Mtg. Amount		YR Built	1949	Garage Type/No. of Cars		
Prior Sale Price	\$235,000	Bed	0	Stories		
Prior Sale Date	11/12/2014	Bath	0	A/C		
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material		
Prior Recording Date	11/25/2014	Style		View	View - type not specified	
		Construction Type				

**Comparable # 8**

Address	8	280 W 11TH ST SAN BERNARDINO, CA 92410-3608			Distance (Mi)	0.17
Owner	LOPEZ, FRANCISCO A			County	SAN BERNARDINO	
Seller Name	RAMIREZ, JUAN MARCOS			APN	0140-072-18	
Sale Price	\$200,000	Recorder Doc Number	2017-0037721	Census	060710056.005002	
Sale Date	10/05/2016	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$64,936	Tract No.		
Recording Date	01/27/2017	Assessed Improvement	\$45,455	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$19,481	Subdivision	NEFF HAMM & WEFF SUBDIVISION	
Loan Amount	\$196,377	Living Area (SF)	1,222	Zoning		
Lender Name	PROVIDENT SAVINGS BANK FSB	Price (\$/SF)	\$164/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,700/.18	FP	0	
Prior 2nd Mtg. Amount		YR Built	1905	Garage Type/No. of Cars	Detached Garage/1	
Prior Sale Price	\$60,000	Bed	4	Stories	1 Story	
Prior Sale Date	01/28/2011	Bath	1	A/C	N	
Prior Sale Type	Full Sale	Total Rooms	7	Roof Material	Composition Shingle	
Prior Recording Date	01/31/2011	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

**Comparable # 9**

Address	9	1151 N D ST SAN BERNARDINO, CA 92410-3554			Distance (Mi)	0.17
Owner	NOLAND, CLIFFORD W; CLIFFORD W NOLAND TRUST			County	SAN BERNARDINO	
Seller Name	CHEN, JIAN; CHEN, LONG CHOW; JIAN CHEN & LONG CHOW CHEN REVOCABLE TRU			APN	0140-061-29	
Sale Price	\$1,437,000	Recorder Doc Number	2016-0332155	Census	060710056.001001	
Sale Date	07/06/2016	Document Description	Grant Deed	Land Use	Apartments (generic)	
Sale Type	Full Sale	Assessed Total	\$1,294,418	Tract No.		
Recording Date	08/17/2016	Assessed Improvement	\$1,238,499	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$55,919	Subdivision		
Loan Amount		Living Area (SF)	14,996	Zoning		
Lender Name		Price (\$/SF)	\$96/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	10,730/.25	FP	0	
Prior 2nd Mtg. Amount		YR Built	1971	Garage Type/No. of Cars		
Prior Sale Price	\$380,000	Bed	0	Stories	2 Stories	
Prior Sale Date	12/28/2015	Bath	0	A/C		
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material		
Prior Recording Date	01/05/2016	Style		View	View - type not specified	
		Construction Type				

**Comparable # 10**

Address	10	227 W 10TH ST SAN BERNARDINO, CA 92410-5508			Distance (Mi)	0.17
Owner	MARKHAM, JUDE			County	SAN BERNARDINO	
Seller Name	ARGUETA, WILLIAM			APN	0140-161-08	
Sale Price	\$275,000	Recorder Doc Number	2017-0289080	Census	060710056.005007	
Sale Date	06/26/2017	Document Description	Grant Deed	Land Use	Triplex (3 units, any combination)	
Sale Type	Full Sale	Assessed Total	\$170,000	Tract No.		
Recording Date	07/17/2017	Assessed Improvement	\$130,000	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$40,000	Subdivision	CITY OF SAN BERNARDINO	
Loan Amount	\$270,019	Living Area (SF)	1,368	Zoning		
Lender Name	HOMEOWNERS FINANCIAL GROUP USA LLC	Price (\$/SF)	\$201/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,500/.17	FP	0	
Prior 2nd Mtg. Amount		YR Built	1926	Garage Type/No. of Cars		
Prior Sale Price	\$170,000	Bed	4	Stories	2 Stories	
Prior Sale Date	08/13/2015	Bath	2	A/C	N	
Prior Sale Type	Full Sale	Total Rooms	7	Roof Material	Composition Shingle	
Prior Recording Date	09/08/2015	Style		View		
		Construction Type	Frame			

**Comparable # 11**

Address	11	880 N MAYFIELD AVE SAN BERNARDINO, CA 92401-1020			Distance (Mi)	0.17
Owner	CABALLERO, ROLAND; CABALLERO, VERONICA			County	SAN BERNARDINO	
Seller Name	VAN BUI, TRONG; NGUYEN, HONG NGA THI			APN	0140-212-04	
Sale Price	\$430,000	Recorder Doc Number	2016-0409964	Census	060710056.002001	
Sale Date	09/22/2016	Document Description	Grant Deed	Land Use	Quadruplex (4 units, any combination)	
Sale Type	Full Sale	Assessed Total	\$352,082	Tract No.		
Recording Date	10/03/2016	Assessed Improvement	\$278,559	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$73,523	Subdivision		
Loan Amount		Living Area (SF)	2,808	Zoning		
Lender Name		Price (\$/SF)	\$153/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,500/.17	FP	0	
Prior 2nd Mtg. Amount		YR Built	1936	Garage Type/No. of Cars		
Prior Sale Price	\$340,000	Bed	0	Stories		
Prior Sale Date	12/10/2013	Bath	0	A/C		
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material		
Prior Recording Date	12/26/2013	Style		View		
		Construction Type				

## Comparable # 12

Address	1151 N MAYFIELD AVE SAN BERNARDINO, CA 92410-3552			Distance (Mi)	0.17
Owner	ANDERSON, BACARDO WILSON			County	SAN BERNARDINO
Seller Name	COVARRUBIAS, DAVID R; DAVID R COVARRUBIAS LIVING TRUST			APN	0140-064-19
Sale Price	\$154,500	Recorder Doc Number	2016-0340798	Census	060710056.001000
Sale Date	07/01/2016	Document Description	Grant Deed	Land Use	Single Family Residential
Sale Type	Full Sale	Assessed Total	\$72,488	Tract No.	
Recording Date	08/23/2016	Assessed Improvement	\$48,670	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$23,818	Subdivision	NINE ACRE SURVEY OF RANCHO CUCAMONGA
Loan Amount	\$157,821	Living Area (SF)	762	Zoning	
Lender Name	PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	Price (\$/SF)	\$203/SF	Pool	N
Prior 1st Mtg. Amount	\$188,000	Lot Size (SF/AC)	6,900/.16	FP	0
Prior 2nd Mtg. Amount		YR Built	1950	Garage Type/No. of Cars	Detached Garage/2
Prior Sale Price	\$235,000	Bed	2	Stories	1 Story
Prior Sale Date	08/17/2005	Bath	1	A/C	N
Prior Sale Type	Full Sale	Total Rooms	4	Roof Material	Composition Shingle
Prior Recording Date	10/27/2005	Style	Conventional	View	View - type not specified
		Construction Type	Frame		

## Comparable # 13

Address	451 W 9TH ST SAN BERNARDINO, CA 92401-1090			Distance (Mi)	0.2
Owner	ZV PROPERTY LLC			County	SAN BERNARDINO
Seller Name	SIERRA ECHO RE LLC			APN	0140-211-45
Sale Price	\$185,000	Recorder Doc Number	2017-0194277	Census	060710056.002002
Sale Date	04/07/2017	Document Description	Grant Deed	Land Use	Commercial Office (General)
Sale Type	Full Sale	Assessed Total	\$139,527	Tract No.	
Recording Date	05/11/2017	Assessed Improvement	\$97,085	Map Reference	
Price Code	Sales Price will be computed	Assessed Land	\$42,442	Subdivision	CITY OF SAN BERNARDINO
Loan Amount		Living Area (SF)	3,160	Zoning	
Lender Name		Price (\$/SF)	\$59/SF	Pool	N
Prior 1st Mtg. Amount	\$96,500	Lot Size (SF/AC)	8,750/.2	FP	0
Prior 2nd Mtg. Amount		YR Built		Garage Type/No. of Cars	
Prior Sale Price	\$131,500	Bed	0	Stories	
Prior Sale Date	07/18/2011	Bath	0	A/C	
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material	
Prior Recording Date	08/05/2011	Style		View	View - type not specified
		Construction Type			

## Comparable # 14

Address	14	857 N MAYFIELD AVE SAN BERNARDINO, CA 92401-1019			Distance (Mi)	0.21
Owner	REYNOSO, MARIO QUEVEDO; AUILA, VERONICA			County	SAN BERNARDINO	
Seller Name	MCCLENDON, CRITON; MCCLENDON, VALERIE			APN	0140-213-20	
Sale Price	\$175,000	Recorder Doc Number	2017-0247933	Census	060710056.002000	
Sale Date	05/16/2017	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$113,783	Tract No.		
Recording Date	06/16/2017	Assessed Improvement	\$85,337	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$28,446	Subdivision		
Loan Amount	\$171,830	Living Area (SF)	936	Zoning		
Lender Name	AMERICAN FINANCIAL NETWORK INC	Price (\$/SF)	\$187/SF	Pool	N	
Prior 1st Mtg. Amount	\$93,000	Lot Size (SF/AC)	6,200/.14	FP	One Fireplace	
Prior 2nd Mtg. Amount		YR Built	1936	Garage Type/No. of Cars		
Prior Sale Price	\$93,000	Bed	2	Stories	1 Story	
Prior Sale Date	03/07/2003	Bath	1	A/C	Evaporative Cooler	
Prior Sale Type	Full Sale	Total Rooms	5	Roof Material	Wood Shake/Shingles	
Prior Recording Date	06/04/2003	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

## Comparable # 15

Address	15	471 W 9TH ST SAN BERNARDINO, CA 92401-1013			Distance (Mi)	0.22
Owner	MORENO, NEREIDA LOPEZ; RODRIGUEZ, OSCAR			County	SAN BERNARDINO	
Seller Name	MIRANDA, RAMON BENITEZ			APN	0140-211-41	
Sale Price	\$198,000	Recorder Doc Number	2017-0095953	Census	060710056.002002	
Sale Date	01/12/2017	Document Description	Grant Deed	Land Use	Residential (General) (Single)	
Sale Type	Full Sale	Assessed Total	\$139,798	Tract No.		
Recording Date	03/03/2017	Assessed Improvement	\$114,945	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$24,853	Subdivision	CITY OF SAN BERNARDINO	
Loan Amount	\$194,413	Living Area (SF)	1,139	Zoning		
Lender Name	ORION LENDING	Price (\$/SF)	\$174/SF	Pool	N	
Prior 1st Mtg. Amount	\$132,554	Lot Size (SF/AC)	6,075/.14	FP	0	
Prior 2nd Mtg. Amount		YR Built	1908	Garage Type/No. of Cars	Detached Garage/1	
Prior Sale Price	\$135,000	Bed	2	Stories	1 Story w/ Basement	
Prior Sale Date	03/05/2014	Bath	1	A/C	Evaporative Cooler	
Prior Sale Type	Full Sale	Total Rooms	5	Roof Material	Composition Shingle	
Prior Recording Date	04/11/2014	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

## Comparable # 16

Address	16	398 W BASE LINE ST SAN BERNARDINO, CA 92410-3518			Distance (Mi)	0.25
Owner	UVGUETTA PROPERTY LLC			County	SAN BERNARDINO	
Seller Name	PARKER, REBECCA			APN	0145-244-24	
Sale Price	\$600,000	Recorder Doc Number	2016-0501921	Census	060710055.002008	
Sale Date	11/16/2016	Document Description	Grant Deed	Land Use	Drive-thru Restaurant, Fast Food	
Sale Type	Full Sale	Assessed Total	\$559,188	Tract No.		
Recording Date	11/21/2016	Assessed Improvement	\$510,518	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$48,670	Subdivision	WEES SUBDIVISION	
Loan Amount		Living Area (SF)	1,314	Zoning		
Lender Name		Price (\$/SF)	\$457/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	5,885/.14	FP	0	
Prior 2nd Mtg. Amount		YR Built	1965	Garage Type/No. of Cars		
Prior Sale Price	\$540,000	Bed	0	Stories		
Prior Sale Date	01/24/2014	Bath	0	A/C		
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material		
Prior Recording Date	02/05/2014	Style		View		
		Construction Type				

## Comparable # 17

Address	17	1158 N MOUNTAIN VIEW AVE SAN BERNARDINO, CA 92410-3644			Distance (Mi)	0.27
Owner	THE DEPARTMENT OF VETERANS AFFAIRS OF TH			County	SAN BERNARDINO	
Seller Name	FYAD ENTERPRISES INC			APN	0140-071-25	
Sale Price	\$185,000	Recorder Doc Number	2017-0088258	Census	060710056.005001	
Sale Date	02/21/2017	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$63,570	Tract No.		
Recording Date	02/28/2017	Assessed Improvement	\$47,676	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$15,894	Subdivision	NEFF HAM & NEFFS SUBDIVISION	
Loan Amount		Living Area (SF)	816	Zoning		
Lender Name		Price (\$/SF)	\$227/SF	Pool	N	
Prior 1st Mtg. Amount	\$38,400	Lot Size (SF/AC)	4,500/.1	FP	0	
Prior 2nd Mtg. Amount		YR Built	1951	Garage Type/No. of Cars	Attached Garage/3	
Prior Sale Price	\$48,000	Bed	2	Stories	1 Story	
Prior Sale Date	01/20/1999	Bath	1	A/C	N	
Prior Sale Type	Full Sale	Total Rooms	4	Roof Material	Composition Shingle	
Prior Recording Date	02/17/1999	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

**Comparable # 18**

Address	18	1042 ACACIA AVE SAN BERNARDINO, CA 92410-2818			Distance (Mi)	0.27
Owner	ERE INVESTMENTS LLC			County	SAN BERNARDINO	
Seller Name	NATIONWIDE CAPITAL GROUP INC			APN	0140-041-21	
Sale Price	\$162,000	Recorder Doc Number	2017-0096384	Census	060710056.001005	
Sale Date	01/30/2017	Document Description	Grant Deed	Land Use	Duplex (2 units, any combination)	
Sale Type	Full Sale	Assessed Total	\$59,505	Tract No.	2334	
Recording Date	03/03/2017	Assessed Improvement	\$43,229	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$16,276	Subdivision		
Loan Amount	\$113,400	Living Area (SF)	1,183	Zoning		
Lender Name	ANCHOR LOANS INC	Price (\$/SF)	\$137/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	6,200/.14	FP	0	
Prior 2nd Mtg. Amount		YR Built		Garage Type/No. of Cars		
Prior Sale Price	\$100,000	Bed	0	Stories		
Prior Sale Date	09/14/2016	Bath	0	A/C		
Prior Sale Type	Full Sale	Total Rooms	0	Roof Material		
Prior Recording Date	09/21/2016	Style		View	View - type not specified	
		Construction Type				

**Comparable # 19**

Address	19	165 W 11TH ST SAN BERNARDINO, CA 92410-3605			Distance (Mi)	0.27
Owner	JIMENEZ, VICTOR HUGO			County	SAN BERNARDINO	
Seller Name	DIOURI, MOHCINE			APN	0140-103-04	
Sale Price	\$230,000	Recorder Doc Number	2017-0227422	Census	060710056.005004	
Sale Date	05/03/2017	Document Description	Grant Deed	Land Use	Single Family Residential	
Sale Type	Full Sale	Assessed Total	\$74,516	Tract No.		
Recording Date	06/02/2017	Assessed Improvement	\$52,759	Map Reference		
Price Code	Sales Price will be computed	Assessed Land	\$21,757	Subdivision	HART & MARSHALL SUBDIVISION	
Loan Amount	\$212,087	Living Area (SF)	976	Zoning		
Lender Name	AMERICAN FINANCIAL NETWORK INC	Price (\$/SF)	\$236/SF	Pool	N	
Prior 1st Mtg. Amount		Lot Size (SF/AC)	8,520/.2	FP	0	
Prior 2nd Mtg. Amount		YR Built	1911	Garage Type/No. of Cars		
Prior Sale Price	\$68,500	Bed	2	Stories	1 Story	
Prior Sale Date	10/27/2008	Bath	1	A/C	N	
Prior Sale Type	REO Sale	Total Rooms	6	Roof Material	Composition Shingle	
Prior Recording Date	11/24/2008	Style	Conventional	View	View - type not specified	
		Construction Type	Frame			

## Comparable # 20

Address	20	864 N MOUNTAIN VIEW AVE SAN BERNARDINO, CA 92401-1022	Distance (Mi)	0.27
Owner		TORGONI, LIVIU; TORGONI, ANA	County	SAN BERNARDINO
Seller Name		GROVES, DALE R; THE DALE R GROVES REVOCABLE LIVING TRUST	APN	0140-221-13
Sale Price	\$30,000	Recorder Doc Number	2017-0196445	Census
Sale Date	05/10/2017	Document Description	Grant Deed	Land Use
Sale Type	Full Sale	Assessed Total	\$30,861	Tract No.
Recording Date	05/12/2017	Assessed Improvement	\$21,851	Map Reference
Price Code	Sales Price will be computed	Assessed Land	\$9,010	Subdivision
Loan Amount		Living Area (SF)	1,060	Zoning
Lender Name		Price (\$/SF)	\$28/SF	Pool
Prior 1st Mtg. Amount		Lot Size (SF/AC)	7,200/.17	FP
Prior 2nd Mtg. Amount		YR Built	1914	Garage Type/No. of Cars
Prior Sale Price		Bed	3	Stories
Prior Sale Date		Bath	1	A/C
Prior Sale Type		Total Rooms	6	Roof Material
Prior Recording Date		Style	Conventional	View
		Construction Type	Frame	

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**Subject Property Location**

Property Address	364 W 10TH ST	Report Date: 08/03/2017
City, State & Zip	SAN BERNARDINO, CA 92410-3510	Order ID: R1267666
County	SAN BERNARDINO COUNTY	Property Use
Mailing Address	16299 FOOTHILL BLVD, FONTANA, CA 92335-3357	Parcel Number
Thomas Bros Pg-Grid	576-6H	Census Tract

**Legal Description**

Lot	10
Tract No	
Abbrev. Description	HOME BUILDERS MONTE VISTA TRACT LOT 10 AND PTN ALLEY VAC ON N

**Ownership Information**

Owner Name(s)	SUPERIOR HOMES LLC; ALVAREZ, EDUARDO	Sale Date	05/18/2003
		Recording Date	06/19/2003
Sales Price	\$67,000	Recorder Doc #	2003-0414196

**Financing Details at Time of Purchase**

No financing details available

**Property Characteristics**

	Bedrooms	2	Year Built	1920	Living Area (SF)	1,012
	Bathrooms	1	Garage	Detached Garage	Price (\$/SF)	\$66/SF
	Partial Bathrooms		No. of Cars	1	Lot Size (SF/AC)	7,250/.17
	Total Rooms	5	No. of Stories	1 Story	Fireplace	
	Type Construction	Frame	No. of Units		Pool	
	Ext Walls		No. of Buildings		Heating	Floor/Wall
	Roof Cover	Composition Shingle	Basement		A/C	N
	Foundation		Style	Conventional	Elevator	
	Property Use	Single Family Residential			Zoning	

**Assessment & Taxes**

	Assessment Year	2016	Tax Year	2016	Tax Exemption	
	Total Taxable Value	\$124,911	Tax Amount	\$1,749	Tax Rate Area	7-012
	Land Value	\$18,470	Tax Account ID			
	Improvement Value	\$106,441	Tax Status	No Delinquency Found		
	Improvement Ratio	85.21%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

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