


**425 W Bonita Ave #107, San Dimas, CA 91773-2542, Los Angeles County**

APN: 8386-016-018 CLIP: 2672748669

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	451	39,272	1980	OFC BLDG	

OWNER INFORMATION			
Owner Name	Plaza Del Rancho Ltd	Tax Billing Zip	91773
Mail Owner Name	Plaza Del Rancho Ltd	Tax Billing Zip+4	2543
Tax Billing Address	425 W Bonita Ave Ste 101	Owner Occupied	Yes
Tax Billing City & State	San Dimas, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,188,323	School District	CLAREMONT UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	26 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	16 / 100	Walkable Score	86 / 100
Total Incidents (1 yr)	251	Q1 Home Price Forecast	\$1,221,143
Standardized Test Rank	79 / 100	Last 2 Yr Home Appreciation	20%

LOCATION INFORMATION			
Zip Code	91773	Comm College District Code	Mt San Antonio
Carrier Route	C007	Census Tract	4013.11
Zoning	SDMC	Topography	Rolling/Hilly
School District	Bonita	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	8386-016-018	Lot	1
% Improved	77%	Water Tax Dist	Three Valleys San Di
Tax Area	5088	Fire Dept Tax Dist	Consolidated Co
Legal Description	P M 171-32-33 LOT 1 CONDOMINIUM UNIT 6		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$63,350	\$62,109	\$60,892
Assessed Value - Land	\$14,721	\$14,433	\$14,150
Assessed Value - Improved	\$48,629	\$47,676	\$46,742
YOY Assessed Change (\$)	\$1,241	\$1,217	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,334		
2022	\$1,175	-\$159	-11.95%
2023	\$1,067	-\$108	-9.18%

Special Assessment	Tax Amount
SdIndscppcltx90	\$20.66
Safe Clean Water83	\$39.47
Flood Control 62	\$17.65
Consldated Sewer62	\$50.50
Bonitarimd87	\$55.59
Mwdstandby#286	\$12.20
Rposd Measure A 83	\$8.16
Sgvmosquito&Vcd80	\$16.80
La Co Fire Dept 32	\$90.97
Combined Liens	\$50.99
Total Of Special Assessments	\$362.99

CHARACTERISTICS			
County Land Use	Office Bldg	Gross Area	451

Universal Land Use	<b>Office Building</b>
Lot Acres	<b>0.9016</b>
Lot Area	<b>39,272</b>
Building Sq Ft	<b>451</b>

Year Built	<b>1980</b>
Effective Year Built	<b>1980</b>
Building Type	<b>Type Unknown</b>
# of Buildings	<b>1</b>

**SELL SCORE**

Value As Of	<b>2024-09-01 04:32:37</b>
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**LAST MARKET SALE & SALES HISTORY**

Recording Date	<b>07/22/1980</b>	Deed Type	<b>Deed (Reg)</b>
Multi/Split Sale	<b>Multi</b>	Owner Name	<b>Plaza Del Rancho Ltd</b>
Document Number	<b>695674</b>	Seller	<b>Owner Record</b>

Recording Date	07/22/1980
Buyer Name	<b>Plaza Del Rancho Ltd</b>
Seller Name	<b>Owner Record</b>
Document Number	<b>695674</b>
Document Type	<b>Deed (Reg)</b>

**MORTGAGE HISTORY**

Mortgage Date	12/19/2013
Mortgage Amount	<b>\$250,000</b>
Mortgage Lender	<b>Southland Vlys Fin'l</b>
Mortgage Code	<b>Conventional</b>

**PROPERTY MAP**



\*Lot Dimensions are Estimated

