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## San Bernardino County

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[ADDRESS](#)

, CA

[APN](#)

0532-111-05-0000

# Property Detail Report

CA

APN: 0532-111-05-0000

San Bernardino County Data as of: 11/20/2024

## Owner Information

Owner Name: Moreno Adan Valencia / Manso Genoveva Avila  
Vesting: Husband And Wife / Joint Tenant  
Mailing Address: 30791 US Highway 58, Barstow, CA 92311-1939

Occupancy: Unknown

## Location Information

Legal Description: S 1/2 W 1/2 N 1/2 Sw 1/4 Nw 1/4 Sec 15 Tp 9N R 3E Ex W 40 Ft Co Road 4.7  
Ac M/L  
County: San Bernardino, CA  
APN: 0532-111-05-0000  
Alternate APN: 0532-111-05-0000  
Census Tract / Block: / 3  
Munic / Twnshp: Hesperia  
Twnshp-Rng-Sec: 09N-03E-15  
Legal Lot / Block: / 3  
Subdivision: Tract #: 0532 / 111  
Legal Book / Page: 0532 / 111  
Neighborhood: Silver Valley Unified School District  
Elementary School: Newberry Springs E...  
Middle School: Yermo Elementary S...  
High School: Silver Valley High...  
Latitude: 34.87499  
Longitude: -116.66144

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/15/2021 / 07/13/2021  
Price: \$35,000  
Transfer Doc #: 2021.315354  
Buyer Name: Moreno Adan Valencia / Manso Genoveva Avila  
Seller Name: Harris Trust  
Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 06/15/2021 / 07/13/2021  
Sale Price / Type: \$35,000 / Full Value  
Deed Type: Grant Deed  
Multi / Split Sale: Y  
Price / Sq. Ft.:  
New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: 2021.315354  
Seller Name: Harris Trust  
Sale Doc #: 2021.315354  
Lender:  
Title Company: Chicago Title

## Prior Sale Information

Sale / Rec Date: / 11/29/1999  
Sale Price / Type:  
Prior Deed Type: Deed  
1st Mtg Amt / Type: 1st Mtg Rate / Type:  
Prior Sale Doc #: 1999.487257  
Prior Lender:

## Property Characteristics

Gross Living Area:  
Living Area:  
Total Adj. Area:  
Above Grade:  
Basement Area:  
Style:  
Foundation:  
Quality:  
Condition:  
Total Rooms: 0  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling:  
Heating:  
Exterior Wall:  
Construction Type:  
Year Built / Eff:  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

## Site Information

Land Use: Vacant Land (NEC)  
State Use:  
County Use: 0000 - Vacant Land  
Site Influence: Type Unknown  
Flood Zone Code: D  
Community Name: San Bernardino County  
Lot Area: 204,732 Sq. Ft.  
Lot Width / Depth:  
Usable Lot:  
Acres: 4.7  
Flood Map #: 06071C4625H  
Flood Panel #: 4625H  
Zoning:  
# of Buildings:  
Res / Comm Units:  
Water / Sewer Type: / No  
Flood Map Date: 08/28/2008  
Inside SFHA: False

## Tax Information

Assessed Year: 2024  
Tax Year: 2024  
Tax Area: 109-043  
Property Tax: \$105.29  
Exemption:  
Assessed Value: \$8,822  
Land Value: \$8,822  
Improvement Value:  
Improved %:  
Delinquent Year:  
Market Total Value:  
Market Land Value:  
Market Imprv Value:  
Market Imprv %:

# Sales Comparables

APN: 0532-111-05-0000

San Bernardino County Data as of: 11/20/2024

## Subject Property

Sale Price / Type:	\$35,000 / Full Value	Lot Area:	204,732 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	06/15/2021 / 07/13/2021	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$8,822	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.70	Roof Material:	
Owner Name:	Moreno Adan Valencia / Manso Genoveva Avila	Cooling:		Prior Sale Price:	
Mailing Address:	30791 US Highway 58, Barstow, CA 92311-1939	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	11/29/1999
APN:	0532-111-05-0000	Flood Zone	D	Prior Sale Doc #:	1999.487257
Subdivision:		Code:			
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

## Search Criteria

# Months Back:	12	Distance From Subject:	7 mi
Living Area	35.0 + / -	Land Use:	Same As Subject
Difference:			

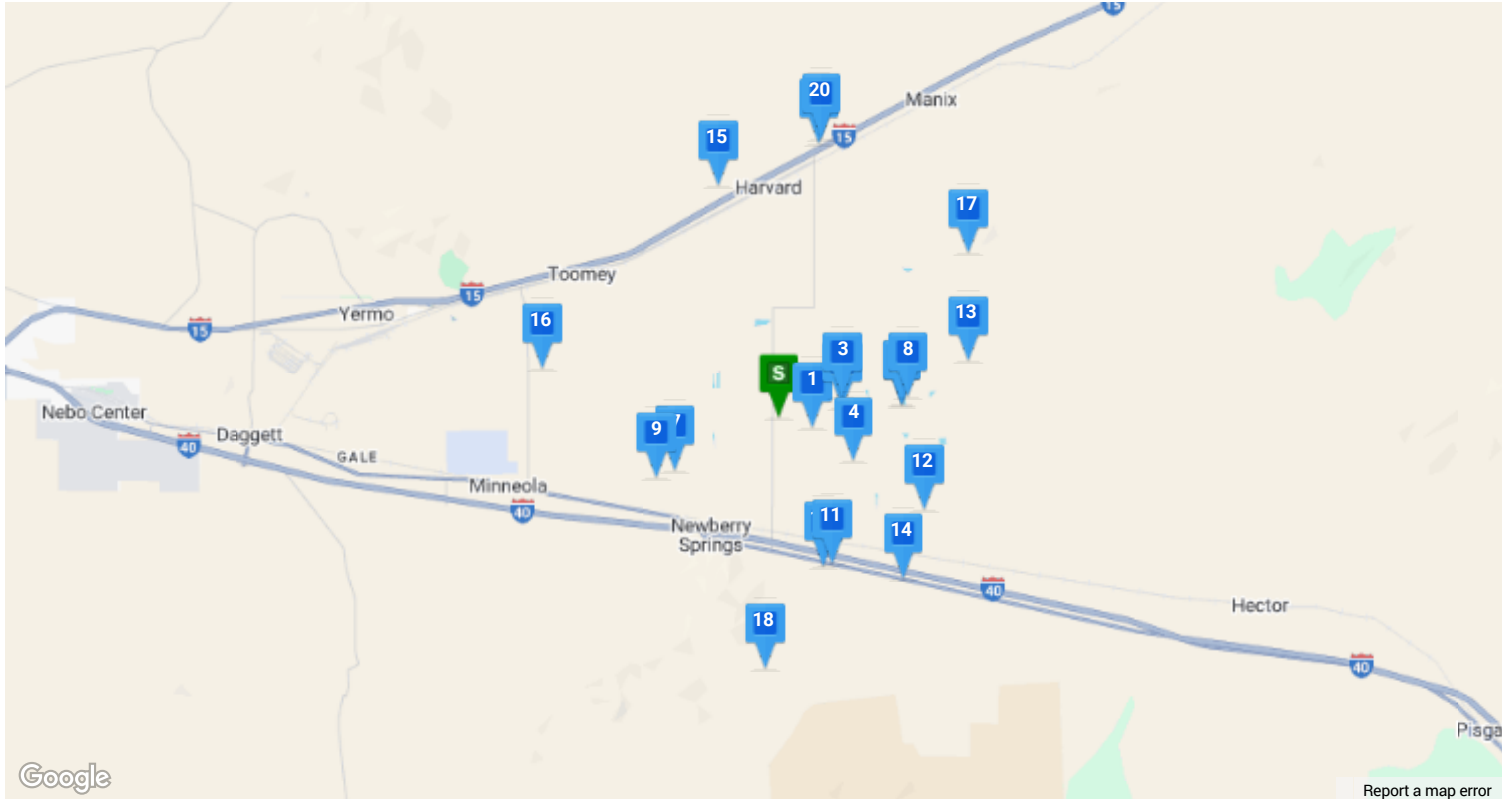
## 20 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$35,000	\$33,000	\$116,375	\$420,000
Living Area				
Price / Sq. Ft.				
Bedrooms				
Baths				
Lot Area	204,732 Sq. Ft.	16,000 Sq. Ft.	1,163,211 Sq. Ft.	6,969,600 Sq. Ft.
Stories				
Year Built				
Distance		0.97 mi	4.07 mi	6.57 mi

# Sales Comparables

APN: 0532-111-05-0000

San Bernardino County Data as of: 11/20/2024



Subject Property    Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.97			08/06/2024	\$70,000						1,742,400	
2	1.56		Palos Verdes Rd, Newberry Springs, CA 92365	08/07/2024	\$150,000						1,742,400	
3	1.58		47025 Valley Center Rd, Newberry Springs, CA 92365-9748	08/07/2024	\$150,000						1,742,400	
4	2.28		Fremont Rd, Newberry Springs, CA 92365	12/01/2023	\$55,500						2,613,600	
5	3.01		34233 Fort Cady Rd, Newberry Springs, CA 92365-9803	03/19/2024	\$86,000						103,051	
6	3.01		34251 Fort Cady Rd, Newberry Springs, CA 92365-9803	03/19/2024	\$86,000						103,672	
7	3.01		43722 Cottonwood Rd, Newberry Springs, CA 92365-9277	07/10/2024	\$380,000						217,800	
8	3.16		34398 Maui St, Newberry Springs, CA 92365-9477	03/19/2024	\$86,000						103,672	

9	3.49	Dune Rd, Newberry Springs, CA 92365	10/24/2024	\$85,000	212,137
10	4.07	Nopal Ln, Newberry Springs, CA 92365	07/03/2024	\$54,000	196,891
11	4.09	National Trails Hwy, Newberry Springs, CA 92365	07/03/2024	\$54,000	16,000
12	4.37	Fairview Rd, Newberry Springs, CA 92365	01/17/2024	\$420,000	1,742,400
13	4.76	Chanera Rd, Newberry Springs, CA 92365	01/19/2024	\$154,000	3,439,497
14	5.20	National Trails Hwy, Newberry Springs, CA 92338	10/17/2023	\$33,000	104,108
15	5.54		02/02/2024	\$43,000	115,434
16	5.86	Coventry Rd, Newberry Springs, CA 92365	03/04/2024	\$50,000	189,921
17	5.93	49340 Starlite Ln, Newberry Springs, CA 92365-9153	01/29/2024	\$40,000	1,727,590
18	6.42		03/05/2024	\$75,000	6,969,600
19	6.44		06/27/2024	\$128,000	82,764
20	6.57		06/27/2024	\$128,000	98,881

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

**Comp #1 - 0.97 Miles From Subject**

Sale Price / Type: \$70,000 / Full Value  
 Sale / Rec Date: 08/06/2024 / 08/15/2024  
 Year Built / Eff:  
 Assessed Value: \$53,273  
 Land Use: Vacant Land (NEC)  
 Owner Name: Britton Derrick  
 Mailing Address:  
 County: San Bernardino  
 APN: 0532-121-10-0000  
 Subdivision:  
 Census Tct / Blk:  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 1,742,400 Sq. Ft.  
 Living Area:  
 Pool:  
 Zoning:  
 Acres: 40.00  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone D  
 Code:

Bedrooms:  
 Baths (F / H):  
 Total Rooms:  
 Stories:  
 Roof Material:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:

**Comp #2 - 1.56 Miles From Subject  
Palos Verdes Rd, Newberry Springs, CA 92365**

Sale Price / Type: \$150,000 / Full Value  
 Sale / Rec Date: 08/07/2024 / 08/23/2024  
 Year Built / Eff:  
 Assessed Value: \$21,872  
 Land Use: Vacant Land (NEC)  
 Owner Name: Reza Miguel Sil / Alvarado Maria Antonia Camacho  
 Mailing Address: Po Box 34, Newberry Springs, CA 92365-34  
 County: San Bernardino  
 APN: 0532-141-04-0000  
 Subdivision:  
 Census Tct / Blk: 010300 / 3052  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 1,742,400 Sq. Ft.  
 Living Area:  
 Pool:  
 Zoning:  
 Acres: 40.00  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone D  
 Code:

Bedrooms:  
 Baths (F / H):  
 Total Rooms:  
 Stories:  
 Roof Material:  
 Prior Sale Price: \$48,000  
 Prior Sale Date: 01/24/2019  
 Prior Rec Date: 03/20/2019  
 Prior Sale Doc #: 2019.86338

**Comp #3 - 1.58 Miles From Subject  
47025 Valley Center Rd, Newberry Springs, CA 92365-9748**

Sale Price / Type: \$150,000 / Full Value  
 Sale / Rec Date: 08/07/2024 / 08/23/2024  
 Year Built / Eff:  
 Assessed Value: \$27,560  
 Land Use: Vacant Land (NEC)  
 Owner Name: Reza Miguel Sil / Alvarado Maria Antonia Camacho  
 Mailing Address: Po Box 34, Newberry Springs, CA 92365-34  
 County: San Bernardino  
 APN: 0532-141-01-0000  
 Subdivision:  
 Census Tct / Blk: 010300 / 2214  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 1,742,400 Sq. Ft.  
 Living Area:  
 Pool:  
 Zoning:  
 Acres: 40.00  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone D  
 Code:

Bedrooms:  
 Baths (F / H):  
 Total Rooms:  
 Stories:  
 Roof Material:  
 Prior Sale Price: \$48,000  
 Prior Sale Date: 01/24/2019  
 Prior Rec Date: 03/20/2019  
 Prior Sale Doc #: 2019.86338

**Comp #4 - 2.28 Miles From Subject****Fremont Rd, Newberry Springs, CA 92365**

Sale Price / Type:	\$55,500 / Full Value	Lot Area:	2,613,600 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	12/01/2023 / 12/07/2023	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$55,500	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	60.00	Roof Material:	
Owner Name:	Denandos Enterprises LLC	Cooling:		Prior Sale Price:	\$200,000
Mailing Address:	6502 Triton Dr, Pico Rivera, CA 90660-3478	Fireplace:		Prior Sale Date:	01/25/2007
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/06/2007
APN:	0531-171-34-0000	Flood Zone	D	Prior Sale Doc #:	2007.213505
Subdivision:		Code:			
Census Tct / Blk:	010300 / 3041				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #5 - 3.01 Miles From Subject****34233 Fort Cady Rd, Newberry Springs, CA 92365-9803**

Sale Price / Type:	\$86,000 / Full Value	Lot Area:	103,051 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/19/2024 / 04/17/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$43,558	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.37	Roof Material:	
Owner Name:	Hardy Thomas J	Cooling:		Prior Sale Price:	\$40,000
Mailing Address:	5783 Shea Ct, Fontana, CA 92336-5186	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/29/2004
APN:	0530-261-02-0000	Flood Zone	D	Prior Sale Doc #:	2004.707664
Subdivision:		Code:			
Census Tct / Blk:	010300 / 2190				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #6 - 3.01 Miles From Subject****34251 Fort Cady Rd, Newberry Springs, CA 92365-9803**

Sale Price / Type:	\$86,000 / Full Value	Lot Area:	103,672 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/19/2024 / 04/17/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$62,424	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.38	Roof Material:	
Owner Name:	Hardy Thomas J	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	10329 Flallon Ave, Santa Fe Springs, CA 90670-3631	Fireplace:		Prior Sale Date:	04/05/2005
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/22/2005
APN:	0530-261-03-0000	Flood Zone	D	Prior Sale Doc #:	2005.282136
Subdivision:		Code:			
Census Tct / Blk:	010300 / 2190				
1st Mtg / Type:					
Res / Comm Units:					



**Comp #7 - 3.01 Miles From Subject****43722 Cottonwood Rd, Newberry Springs, CA 92365-9277**

Sale Price / Type:	\$380,000 / Full Value	Lot Area:	217,800 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	07/10/2024 / 09/03/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$5,302	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	5.00	Roof Material:	
Owner Name:	Tellez John Henry / Koch Melissa	Cooling:		Prior Sale Price:	\$4,500
Mailing Address:	43774 Cottonwood Rd, Newberry Springs, CA 92365-9277	Fireplace:		Prior Sale Date:	02/24/2015
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/19/2015
APN:	0531-341-46-0000	Flood Zone	D	Prior Sale Doc #:	2015.257925
Subdivision:		Code:			
Census Tct / Blk:	010300 / 3059				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #8 - 3.16 Miles From Subject****34398 Maui St, Newberry Springs, CA 92365-9477**

Sale Price / Type:	\$86,000 / Full Value	Lot Area:	103,672 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/19/2024 / 04/17/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$55,346	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.38	Roof Material:	
Owner Name:	Hardy Thomas J	Cooling:		Prior Sale Price:	\$14,000
Mailing Address:	Po Box 749, Crestline, CA 92325-749	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/24/2004
APN:	0530-261-21-0000	Flood Zone	D	Prior Sale Doc #:	2004.698212
Subdivision:		Code:			
Census Tct / Blk:	010300 / 2191				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #9 - 3.49 Miles From Subject****Dune Rd, Newberry Springs, CA 92365**

Sale Price / Type:	\$85,000 / Full Value	Lot Area:	212,137 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	10/24/2024 / 11/14/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$10,200	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.87	Roof Material:	
Owner Name:	Delgado Karen	Cooling:		Prior Sale Price:	\$66,727
Mailing Address:	34886 Birch Rd, Barstow, CA 92311-7218	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/30/2003
APN:	0531-341-37-0000	Flood Zone	D	Prior Sale Doc #:	2003.360079
Subdivision:		Code:			
Census Tct / Blk:	010300 / 3041				
1st Mtg / Type:	\$110,000 /				
Res / Comm Units:					



**Comp #10 - 4.07 Miles From Subject****Nopal Ln, Newberry Springs, CA 92365**

Sale Price / Type:	\$54,000 / Full Value	Lot Area:	196,891 Sq. Ft.	Bedrooms:
Sale / Rec Date:	07/03/2024 / 07/16/2024	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$7,965	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	4.52	Roof Material:
Owner Name:	Asefi Jawad / Asefi Javed	Cooling:		Prior Sale Price:
Mailing Address:	5365 E Cresthill Dr, Anaheim, CA 92807-1212	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0528-242-03-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:		Code:		
Census Tct / Blk:	010300 / 3052			
1st Mtg / Type:				
Res / Comm Units:				

**Comp #11 - 4.09 Miles From Subject****National Trails Hwy, Newberry Springs, CA 92365**

Sale Price / Type:	\$54,000 / Full Value	Lot Area:	16,000 Sq. Ft.	Bedrooms:
Sale / Rec Date:	07/03/2024 / 07/16/2024	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$2,277	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	0.37	Roof Material:
Owner Name:	Asefi Jawad / Asefi Javed	Cooling:		Prior Sale Price:
Mailing Address:	5365 E Cresthill Dr, Anaheim, CA 92807-1212	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0528-231-07-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:	Old Hwy 66	Code:		
Census Tct / Blk:	010300 / 3052			
1st Mtg / Type:				
Res / Comm Units:				

**Comp #12 - 4.37 Miles From Subject****Fairview Rd, Newberry Springs, CA 92365**

Sale Price / Type:	\$420,000 / Full Value	Lot Area:	1,742,400 Sq. Ft.	Bedrooms:
Sale / Rec Date:	01/17/2024 / 01/22/2024	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$56,000	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	40.00	Roof Material:
Owner Name:	Chisram Michael Ja / Wang Qiannan	Cooling:		Prior Sale Price:
Mailing Address:	414 S Lincoln Ave, Monterey Park, CA 91755-3323	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0530-031-06-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:		Code:		
Census Tct / Blk:	010300 / 3041			
1st Mtg / Type:				
Res / Comm Units:				

**Comp #13 - 4.76 Miles From Subject****Chanera Rd, Newberry Springs, CA 92365**

Sale Price / Type:	\$154,000 / Full Value	Lot Area:	3,439,497 Sq. Ft.	Bedrooms:
Sale / Rec Date:	01/19/2024 / 02/14/2024	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$112,600	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	78.96	Roof Material:
Owner Name:	McKaye-Brown Jacqueline Ann	Cooling:		Prior Sale Price:
Mailing Address:	33672 Blue Lantern St #1, Dana Point, CA 92629-1732	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0530-131-06-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:		Code:		
Census Tct / Blk:	010300 / 3041			
1st Mtg / Type:				
Res / Comm Units:				

**Comp #14 - 5.20 Miles From Subject****National Trails Hwy, Newberry Springs, CA 92338**

Sale Price / Type:	\$33,000 / Full Value	Lot Area:	104,108 Sq. Ft.	Bedrooms:
Sale / Rec Date:	10/17/2023 / 12/05/2023	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$33,000	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	2.39	Roof Material:
Owner Name:	Sperry Wesley S & Maria R	Cooling:		Prior Sale Price:
Mailing Address:	Po Box 303, Newberry Springs, CA 92365-303	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0529-131-10-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:		Code:		
Census Tct / Blk:	010300 / 2400			
1st Mtg / Type:	\$25,500 / Private Party			
Res / Comm Units:				

**Comp #15 - 5.54 Miles From Subject**

Sale Price / Type:	\$43,000 /	Lot Area:	115,434 Sq. Ft.	Bedrooms:
Sale / Rec Date:	02/02/2024 / 02/05/2024	Living Area:		Baths (F / H):
Year Built / Eff:		Pool:		Total Rooms:
Assessed Value:	\$8,000	Zoning:		Stories:
Land Use:	Vacant Land (NEC)	Acres:	2.65	Roof Material:
Owner Name:	Fuentes Ruben Flores / Flores Isabel Berfalia	Cooling:		Prior Sale Price:
Mailing Address:	17788 Buckthorn Ave, Hesperia, CA 92345-6973	Fireplace:		Prior Sale Date:
County:	San Bernardino	Parking Type:		Prior Rec Date:
APN:	0539-041-04-0000	Flood Zone	D	Prior Sale Doc #:
Subdivision:		Code:		
Census Tct / Blk:				
1st Mtg / Type:				
Res / Comm Units:				

**Comp #16 - 5.86 Miles From Subject****Coventry Rd, Newberry Springs, CA 92365**

Sale Price / Type:	\$50,000 / Full Value	Lot Area:	189,921 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/04/2024 / 03/08/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$16,284	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.36	Roof Material:	
Owner Name:	Los Mejores Terrenos LLC / Wonderland Capital LLC	Cooling:		Prior Sale Price:	\$10,000
Mailing Address:	3216 Hoffman Hill Blvd, Dupont, WA 98327-8740	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/14/1992
APN:	0515-101-58-0000	Flood Zone	D	Prior Sale Doc #:	1992.156835
Subdivision:		Code:			
Census Tct / Blk:	010300 / 3041				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #17 - 5.93 Miles From Subject****49340 Starlite Ln, Newberry Springs, CA 92365-9153**

Sale Price / Type:	\$40,000 / Full Value	Lot Area:	1,727,590 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	01/29/2024 / 02/09/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$26,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	39.66	Roof Material:	
Owner Name:	Diaz Armando Rafael / Diaz Maria Carmelita Ca	Cooling:		Prior Sale Price:	\$10,000
Mailing Address:	8337 Bowman Woods Cir, Las Vegas, NV 89129-8342	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/09/1990
APN:	0533-141-07-0000	Flood Zone	D	Prior Sale Doc #:	1990.52819
Subdivision:		Code:			
Census Tct / Blk:	010300 / 2055				
1st Mtg / Type:					
Res / Comm Units:					

**Comp #18 - 6.42 Miles From Subject**

Sale Price / Type:	\$75,000 / Full Value	Lot Area:	6,969,600 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/05/2024 / 03/29/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,828	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	160.00	Roof Material:	
Owner Name:	Iwb Homes LLC	Cooling:		Prior Sale Price:	\$45,000
Mailing Address:	3419 Via Lido #627, Newport Beach, CA 92663-3908	Fireplace:		Prior Sale Date:	03/27/2006
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/19/2006
APN:	0528-041-05-0000	Flood Zone	D	Prior Sale Doc #:	2006.344399
Subdivision:		Code:			
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

**Comp #19 - 6.44 Miles From Subject**

Sale Price / Type:	\$128,000 / Full Value	Lot Area:	82,764 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	06/27/2024 / 07/11/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$7,931	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	1.90	Roof Material:	
Owner Name:	Punia Family Trust / Punia Napinder Singh	Cooling:		Prior Sale Price:	
Mailing Address:	2700 Kadema Dr, Sacramento, CA 95864-6917	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	01/13/2003
APN:	0539-231-05-0000	Flood Zone	D	Prior Sale Doc #:	2003.22059
Subdivision:		Code:			
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

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**Comp #20 - 6.57 Miles From Subject**

Sale Price / Type:	\$128,000 / Full Value	Lot Area:	98,881 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	06/27/2024 / 07/11/2024	Living Area:		Baths (F / H):	
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$7,931	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.27	Roof Material:	
Owner Name:	Punia Family Trust / Punia Napinder Singh	Cooling:		Prior Sale Price:	
Mailing Address:	2700 Kadema Dr, Sacramento, CA 95864-6917	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	01/13/2003
APN:	0539-231-02-0000	Flood Zone	D	Prior Sale Doc #:	2003.22059
Subdivision:		Code:			
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

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# Schools Report

CA

APN: 0532-111-05-0000

San Bernardino County Data as of: 11/20/2024

## Public School Assignment

Silver Valley Unified School District  
Silver Valley Unified School District  
Silver Valley Unified School District

Elementary School:  
Middle School:  
High School:

Newberry Springs Elementary School  
Yermo Elementary School  
Silver Valley High School

### Newberry Springs Elementary School

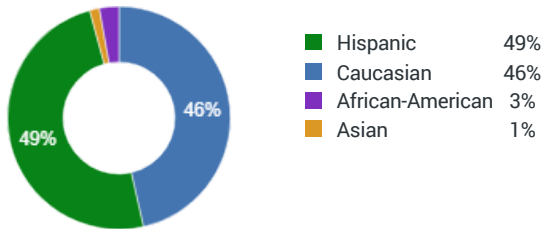
33713 Newberry Road, Newberry Springs, CA 92365 - 0.61 Miles

Grades: **K-5**  
Students: **74**  
Students:Teachers: **10:1**  
State Percentile: **40**

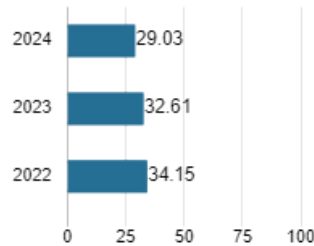
State Rank: 3252  
Blue Ribbon School: No  
Int'l Baccalaureate: No  
Advanced Placement: No

Free Lunch: 80%  
Reduced Lunch: 80%  
Title 1: No

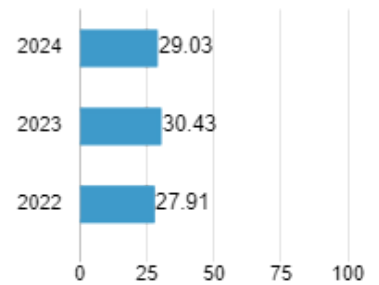
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



### Yermo Elementary School

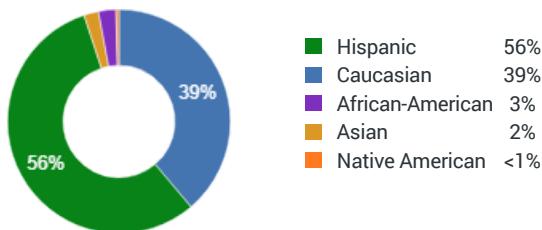
38280 Gleason St., Yermo, CA 92398 - 9.56 Miles

Grades: **K-8**  
Students: **255**  
Students:Teachers: **13:1**  
State Percentile: **50**

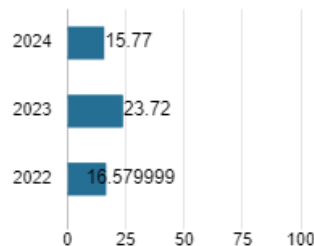
State Rank: 1174  
Blue Ribbon School: No  
Int'l Baccalaureate: No  
Advanced Placement: No

Free Lunch: 81%  
Reduced Lunch: 81%  
Title 1: No

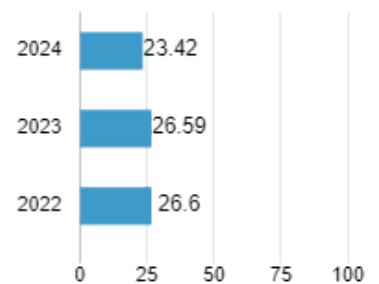
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



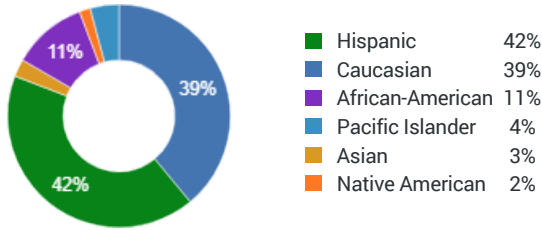
Grades      Students      Students:Teachers      State Percentile

**9-12      341      14:1      80**

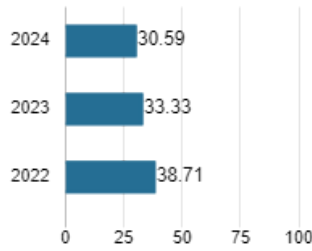
State Rank: 354  
 Blue Ribbon School: No  
 Int'l Baccalaureate: No  
 Advanced Placement: Yes

Free Lunch: 51%  
 Reduced Lunch: 51%  
 Title I: No

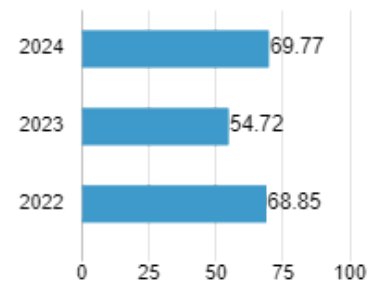
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Nearby Private Schools

School	Address	Distance
Ironwood Christian Academy	49191 Cherokee Road Newberry Springs, CA 92365	7.21 miles

**Disclaimer:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

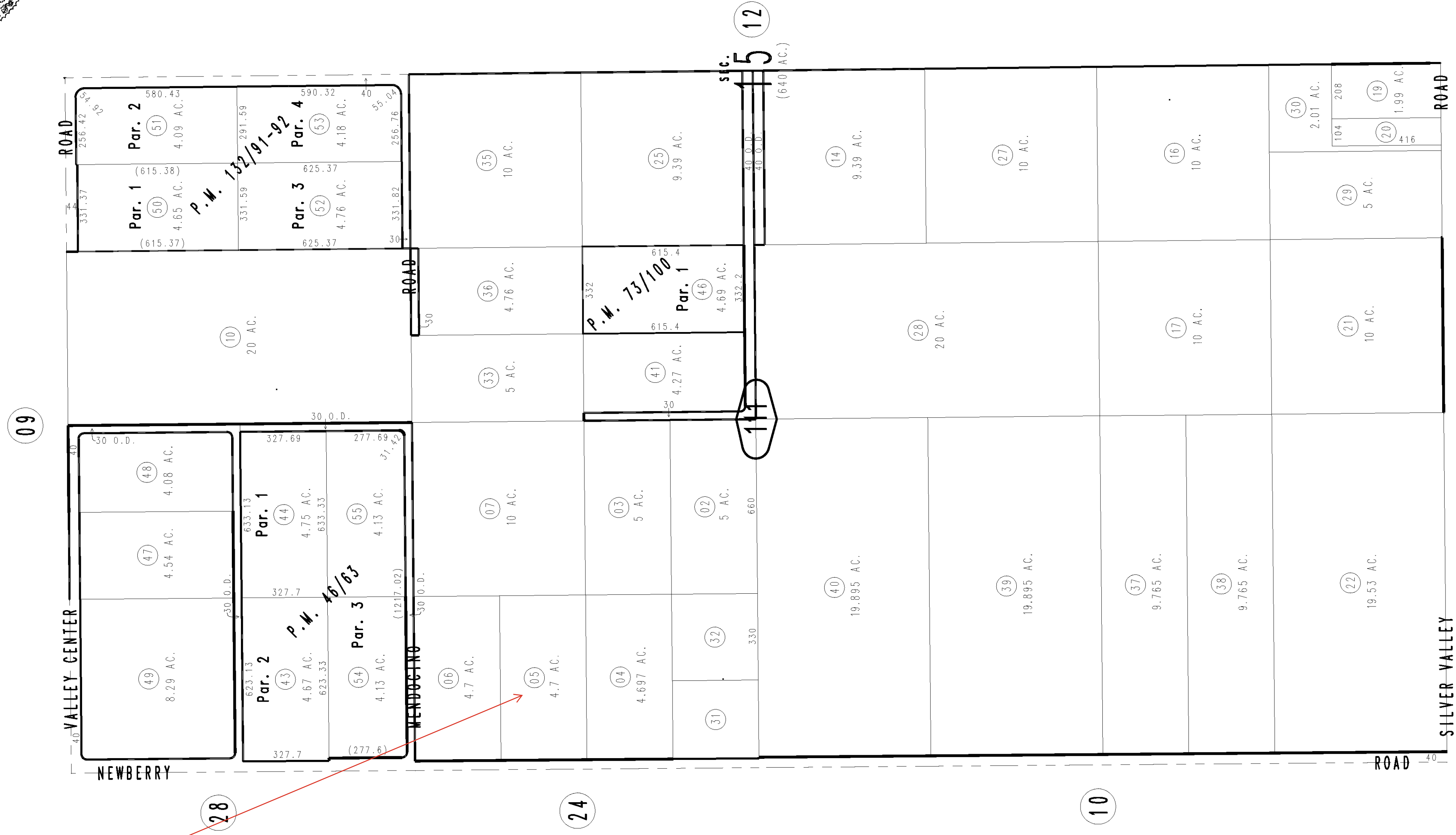
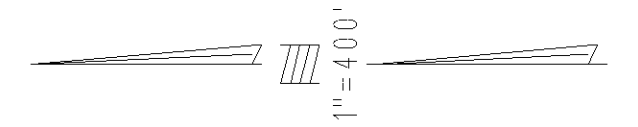
School information is copyrighted and provided by GreatSchools.org.



THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

W.1/2 Sec.15, T.9N.,R.3E., S.B.B.&M.

Silver Valley Unified 0532-11  
Tax Rate Area  
109043



0531  
17

June 2005

Parcel Map No. 11542, P.M. 132/91-92  
Parcel Map No. 7402, P.M. 73/100  
Parcel Map No. 4913, P.M. 46/63

Assessor's Map  
Book 0532 Page 11  
San Bernardino County

REVISED  
10/22/07 GW  
10/29/08 TY

- FIRST AMERICAN TITLE, 1SD,  
AD17

SAN BERNARDINO, CA

12/05/2024 03:35PM P9B0

PAGE 1 OF 2

SAN BERNARDINO 2024-25 TAX  
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 11/01/2024  
SEARCH PARAMETERS**

ENTERED APN: 0532-111-05-0-000

✓ APN: 0532-111-05-0-000 BILL: 20240455006 DATE: 09/17/2024

TRA: 109043 - SAN BERNARDINO COUNTY

ACQ DATE: 07/13/2021

DOC#: 2021-315354

LEGAL: S 1/2 W 1/2 N 1/2 SW 1/4 NW 1/4 SEC 15 TP 9N R 3E EX W 40 FT CO ROAD 4.7 AC M/

MAIL: 30791 US HWY 58 BARSTOW CA 92311

FOR 2024-25 TAX YEAR

**ASSESSED OWNER(S) 2024-25 ASSESSED VALUES**

MANSO GENOVEVA AVILA  
MORENO ADAN VALENCIA

LAND

8,822

TAXABLE

8,822

**2024-25 TAXES 1ST INST 2ND INST TOTAL TAX**

2024-25 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	OPEN	OPEN	
DELINQUENT DATE	12/10/2024	04/10/2025	
INSTALLMENT	52.65	52.64	105.29
PENALTY	5.27	15.27	20.54
BALANCE DUE	52.65	52.64	<b>105.29</b>

**WARNINGS AND/OR COMMENTS**

\*\* NO BONDS OR PRIOR YEAR DELQ TAXES \*\*

**ASSESSMENT DETAIL**

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
AA01-AA01	MISC ASMNT	88.22	GENERAL LEVY TAX
WY20-DL01	MISC ASMNT	9.92	MOJAVE WTR BOND DEBT #2
WY20-DI01	MISC ASMNT	4.85	MOJAVE WTR BOND DEBT #2
AE01-SP09	PEST ABATE	2.30	VECTOR CONTROL
		105.29	TOTAL OF SPECIAL ASSESSMENTS

**ADDITIONAL PROPERTY INFORMATION**

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: SP  
TAX RATE: 1.000000%  
STANDARD LAND USE: VACANT LAND (NEC)

**CONDITIONS, DISCLAIMERS AND EXCLUSIONS:**

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

**- FIRST AMERICAN TITLE, 1SD,  
AD17**

**SAN BERNARDINO, CA**

**12/05/2024 03:35PM P9B0**

**PAGE 2 OF 2**

**SAN BERNARDINO 2024-25 TAX  
ROLL**

**ORDER SEARCH RESULTS**

**ORDER: 0000000**

**TOF: 0**

**COMMENT:**

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

**END OF SEARCH**

**If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)**

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)



Electronically  
Recorded in Official Records  
County of San Bernardino  
Bob Dutton  
Assessor-Recorder-County Clerk

RECORDING REQUESTED BY:  
Chicago Title Company

DOC# 2021-0315354

AND WHEN RECORDED MAIL TO:

Adan Valencia Moreno  
Genoveva Avila Manso  
30791 US Hwy 58  
Barstow, CA 92311

07/13/2021  
03:36 PM  
SAN  
H6313

Titles: 1	Pages: 2
Fees	\$27.00
Taxes	\$38.50
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$65.50</b>

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 7102110981 Escrow No.: 161731-DM  
APN#: 0532-111-05, 0532-111-06 and 0532-111-07 **GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$38.50**

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  Newberry Springs AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Esther I. Harris as Trustee of Exemption Trust of The Harris Trust dated January 9, 1987**

hereby GRANT(s) to:

Adan Valencia Moreno and Genoveva Avila Manso, Husband and Wife as joint tenants

the real property in the unincorporated area of Newberry Springs, County of San Bernardino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Land (3 Parcels), Newberry Springs, CA

Dated June 15, 2021

Esther I. Harris as Trustee of Exemption Trust of The  
Harris Trust dated January 9, 1987

By: Esther I. Harris  
Esther I. Harris, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

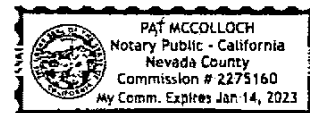
STATE OF CALIFORNIA  
COUNTY OF NEVADA

On JUNE 25, 2021 before me, PAT MCCOLLOCH A Notary Public personally appeared ESTHER I. HARRIS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 0532-111-05-0-000, 0532-111-06-0-000 and 0532-111-07-0-000

Parcel 1: (APN: 0532-111-05-0-000)

The South 1/2 Of The West 1/2 Of The North 1/2 Of The Southwest 1/4 Of The Northwest 1/4 Of Section 15, Township 9 North, Range 3 East, San Bernardino Base And Meridian, In The County of San Bernardino, State of California, According To Government Survey,

Excepting The West 40 Feet For County Road.

Parcel 2: (APN: 0532-111-06-0-000)

The North 1/2 Of The West 1/2 Of The North 1/2 Of The Southwest 1/4 Of The Northwest 1/4 Of Section 15, Township 9 North, Range 3 East, San Bernardino Base And Meridian, In The County of San Bernardino, State of California, According To Government Survey.

Excepting The West 40 Feet For The County Road,

Parcel 3: (APN: 532-111-07-0-000)

The East 1/2 Of The North 1/2 Of The Southwest 1/4 Of The Northwest 1/4 Of Section 15, Township 9 North, Range 3 East, San Bernardino Base And Meridian, In The County of San Bernardino, State of California, According To Government Survey.