


425 W Bonita Ave #103, San Dimas, CA 91773-2543, Los Angeles County

APN: 8386-016-014 CLIP: 7642215902

	Beds N/A	Full Baths N/A	Half Baths N/A	MLS Sale Price N/A	MLS Sale Date 05/06/2011
	Bldg Sq Ft 451	Lot Sq Ft 39,272	MLS Yr Built 1980	Type 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	8386-016-014	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 2		

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	Stories	MLS: 2

Universal Land Use	Office Building
Lot Acres	0.9016
Lot Area	39,272
Building Sq Ft	451
Gross Area	Tax: 451 MLS: 13,803

Year Built	1980
Effective Year Built	1980
Building Type	Type Unknown
# of Buildings	1

SELL SCORE	
Value As Of	2024-09-01 04:32:37

LISTING INFORMATION	
MLS Listing Number	CC298167
MLS Status	Closed
MLS Area	689 - SAN DIMAS
MLS Status Change Date	06/23/2013
Closing Date	05/06/2011
MLS Listing Agent	C25458-Karol Curtis
MLS Listing Broker	THE CURTIS COMPANY
MLS Source	CRM

MLS Listing #	Cc298157
MLS Status	Closed
MLS Listing Date	05/05/2011
MLS Close Date	06/01/2011
MLS Source	CRM

LAST MARKET SALE & SALES HISTORY	
Recording Date	07/22/1980
Sale Date	MLS: 05/06/2011
Multi/Split Sale	Multi
Document Number	695674
Deed Type	Deed (Reg)
Owner Name	Plaza Del Rancho Ltd
Seller	Owner Record

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

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

PROPERTY MAP

208'

227'

167'

200'

421'

25 yards

Map data ©2024

W 3rd St

W 2nd St

W 1st St

N Acacia St

N Cataract Ave

S Acacia St

S Cataract Ave

W Nubia St

W Bonita Ave

S Euclid Ave

Chaparral Lanes

Planet Fitness

200 yards

Map data ©2024

*Lot Dimensions are Estimated