


**41609 Big Bear Blvd, Big Bear Lake, CA 92315-2029, San Bernardino County**

APN: 0309-162-19-0000 CLIP: 8671415866

**MULTIPLE BUILDING PROPERTY SUMMARY**

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	N/A	N/A	N/A	<b>\$989,000</b>	N/A
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>4,207</b>	<b>20,000</b>	<b>1979</b>	<b>N/A</b>	

**OWNER INFORMATION**

<b>Owner Name</b>	<b>Mu Jonathan</b>	<b>Tax Billing Zip</b>	<b>91006</b>
<b>Owner Name 2</b>	<b>Lee Josephine</b>	<b>Tax Billing Zip+4</b>	<b>4610</b>
<b>Tax Billing Address</b>	<b>1933 S Santa Anita Ave</b>	<b>Owner Occupied</b>	<b>No</b>
<b>Tax Billing City &amp; State</b>	<b>Arcadia, CA</b>		

**COMMUNITY INSIGHTS**

<b>Median Home Value</b>	<b>\$325,343</b>	<b>School District</b>	<b>BEAR VALLEY UNIFIED</b>
<b>Median Home Value Rating</b>	<b>5 / 10</b>	<b>Family Friendly Score</b>	<b>40 / 100</b>
<b>Total Crime Risk Score (for the neighborhood, relative to the nation)</b>	<b>24 / 100</b>	<b>Walkable Score</b>	<b>56 / 100</b>
<b>Total Incidents (1 yr)</b>	<b>47</b>	<b>Q1 Home Price Forecast</b>	<b>\$342,261</b>
<b>Standardized Test Rank</b>	<b>27 / 100</b>	<b>Last 2 Yr Home Appreciation</b>	<b>11%</b>

**LOCATION INFORMATION**

<b>Tract Number</b>	<b>2830</b>	<b>Carrier Route</b>	<b>R002</b>
<b>School District</b>	<b>Bear Vly</b>	<b>Location Influence</b>	<b>Wooded</b>
<b>Census Tract</b>	<b>112.05</b>	<b>Within 250 Feet of Multiple Flood Zone</b>	<b>No</b>

**TAX INFORMATION**

<b>Tax ID</b>	<b><a href="#">0309-162-19-0000</a></b>	<b>Tax Appraisal Area</b>	<b>15</b>
<b>% Improved</b>	<b>76%</b>	<b>Lot Number</b>	<b>4</b>
<b>Tax Area</b>	<b>17018</b>		
<b>Legal Description</b>	<b>PTN NE 1/4 SE 1/4 SEC 20 TP 2N R 1E DESC AS BEG AT A PT S 0 DEG 10 MIN W 30 FT AND S 88 DEG 58 MIN 00 SECONDS E 680 FT FROM NW COR NE 1/4 SE 1/4 SEC 20 SD PT BEING NE COR LOT 4 TR 2830 TH S 88 DEG 58 MIN 00 SECONDS E 100 FT TH S 0 DEG 10 MIN 00 SECONDS W 200 FT TH N 88 DEG 58 MIN 00 SECONDS W 100 FT TH N 0 DEG 10 MIN 00 SECONDS E 200 FT TO POB</b>		

**ASSESSMENT & TAX**

<b>Assessment Year</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Assessed Value - Total</b>	<b>\$1,008,780</b>	<b>\$714,802</b>	<b>\$701,302</b>
<b>Assessed Value - Land</b>	<b>\$244,800</b>	<b>\$261,743</b>	<b>\$257,031</b>
<b>Assessed Value - Improved</b>	<b>\$763,980</b>	<b>\$453,059</b>	<b>\$444,271</b>
<b>YOY Assessed Change (\$)</b>	<b>\$293,978</b>	<b>\$13,500</b>	
<b>YOY Assessed Change (%)</b>	<b>41.13%</b>	<b>1.92%</b>	
<b>Tax Year</b>	<b>Total Tax</b>	<b>Change (\$)</b>	<b>Change (%)</b>
<b>2021</b>	<b>\$7,969</b>		
<b>2022</b>	<b>\$8,093</b>	<b>\$124</b>	<b>1.55%</b>
<b>2023</b>	<b>\$11,257</b>	<b>\$3,164</b>	<b>39.1%</b>

**CHARACTERISTICS**

<b>Lot Frontage</b>	<b>100</b>	<b>Water</b>	<b>Public</b>
<b>Lot Depth</b>	<b>200</b>	<b>Garage Type</b>	<b>Paved</b>
<b>Lot Acres</b>	<b>0.4591</b>	<b>Construction</b>	<b>Wood</b>
<b>Lot Area</b>	<b>20,000</b>	<b>Exterior</b>	<b>Wood Siding</b>
<b>Building Sq Ft</b>	<b>4,207</b>	<b>Year Built</b>	<b>1979</b>
<b>Stories</b>	<b>1</b>	<b>Effective Year Built</b>	<b>1979</b>
<b>Condition</b>	<b>Good</b>	<b># of Buildings</b>	<b>2</b>
<b>Fireplaces</b>	<b>1</b>		

**SELL SCORE**Value As Of **2024-04-28 04:32:45****LAST MARKET SALE & SALES HISTORY**

Recording Date	<b>03/08/2022</b>	Deed Type	<b>Grant Deed</b>
Sale Price	<b>\$989,000</b>	Owner Name	<b>Mu Jonathan</b>
Price Per Square Feet	<b>\$235.08</b>	Owner Name 2	<b>Lee Josephine</b>
Document Number	<b>88839</b>	Seller	<b>Carolyn Benjamin- Trust 2008</b>

Recording Date	03/08/2022	03/08/2022	06/13/2008	08/05/2005	08/05/2005
Sale Price	<b>\$989,000</b>				
Nominal		<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>
Buyer Name	<b>Mu Jonathan</b>	<b>Owner Record</b>	<b>Benjamin-Dawley 2008 Living</b>	<b>Dawley Carolyn</b>	<b>Dawley Carolyn</b>
Seller Name	<b>Carolyn Benjamin- Trust 2008</b>	<b>Dawley Carolyn J</b>	<b>Dawley Carolyn</b>	<b>Dawley Dennis</b>	<b>Thompson David</b>
Document Number	<b>88839</b>	<b>88838</b>	<b>271174</b>	<b>573403</b>	<b>573402</b>
Document Type	<b>Grant Deed</b>	<b>Affidavit</b>	<b>Quit Claim Deed</b>	<b>Grant Deed</b>	<b>Grant Deed</b>

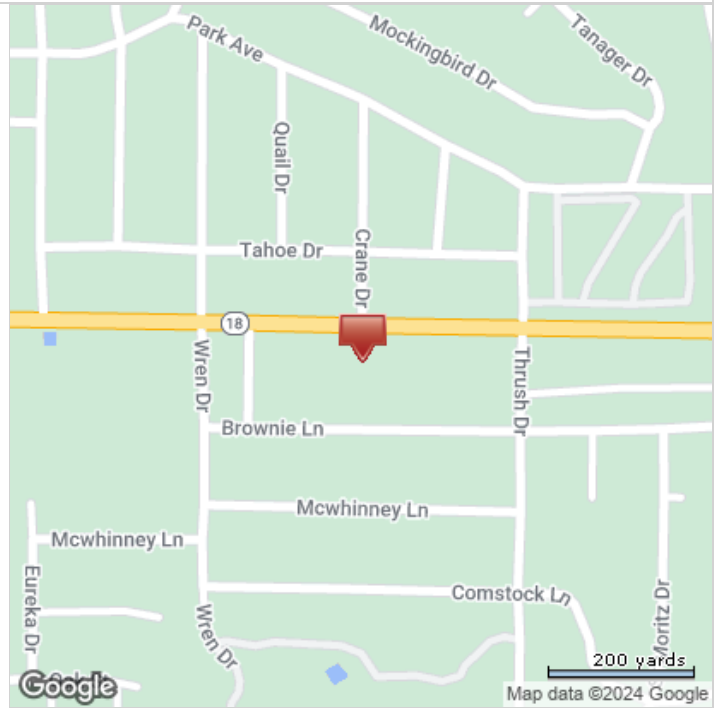
Recording Date	11/12/1986	11/12/1986	04/03/1984
Sale Price	<b>\$232,500</b>		<b>\$250,000</b>
Nominal			
Buyer Name	<b>Thompson David &amp; Carolyn</b>	<b>Jasperson Sharon H</b>	<b>Prestin James W</b>
Seller Name	<b>Jasperson Sharon H</b>	<b>Prestin James W</b>	<b>Baker Brooks D</b>
Document Number	<b>334911</b>	<b>334910</b>	<b>76460</b>
Document Type	<b>Grant Deed</b>	<b>Quit Claim Deed</b>	<b>Deed (Reg)</b>

**MORTGAGE HISTORY**

Mortgage Date	03/08/2022	08/05/2005	07/02/1997	11/12/1986	04/03/1984
Mortgage Amount	<b>\$550,000</b>	<b>\$300,000</b>	<b>\$130,000</b>	<b>\$227,500</b>	<b>\$250,000</b>
Mortgage Lender	<b>Bank Of East Asia Ltd</b>	<b>Union Bk/Ca Na</b>	<b>First Mountain Bk</b>		
Mortgage Code	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Private Party Lender</b>	<b>Private Party Lender</b>
Mortgage Type	<b>Resale</b>	<b>Nominal</b>	<b>Refi</b>	<b>Resale</b>	<b>Seller/Carry Back</b>

Mortgage Date	
Mortgage Amount	<b>\$22,000</b>
Mortgage Lender	
Mortgage Code	<b>Private Party Lender</b>
Mortgage Type	<b>Resale</b>

**PROPERTY MAP**



\*Lot Dimensions are Estimated

**BUILDING 1 OF 2**

**CHARACTERISTICS**

Lot Frontage	100	Fireplaces	1
Lot Depth	200	Water	Public
Lot Acres	0.4591	Garage Type	Paved
Lot Area	20,000	Construction	Wood
Building Sq Ft	1,500	Exterior	Wood Siding
Stories	1	Year Built	1979
Condition	Good	Effective Year Built	1979

**BUILDING 2 OF 2**

**CHARACTERISTICS**

Lot Frontage	100	Stories	2
Lot Depth	200	Water	Public
Lot Acres	0.4591	Construction	Wood
Lot Area	20,000	Year Built	1989
Building Sq Ft	2,707	Effective Year Built	1990