


425 W Bonita Ave #210, San Dimas, CA 91773-2543, Los Angeles County

APN: 8386-016-032    CLIP: 6181615104

	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	MLS Yr Built	Type	
	1,032	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	8386-016-032	Lot	1
% Improved	89%	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 20		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$137,614	\$134,917	\$132,272
Assessed Value - Land	\$14,729	\$14,441	\$14,158
Assessed Value - Improved	\$122,885	\$120,476	\$118,114
YOY Assessed Change (\$)	\$2,697	\$2,645	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,177		
2022	\$2,036	-\$140	-6.45%
2023	\$1,943	-\$94	-4.61%
Special Assessment	Tax Amount		
SdIndscppcltx90	\$31.42		
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	\$18.67		
Sgvmosquito&Vcd80	\$16.80		
La Co Fire Dept 32	\$90.97		
Combined Liens	\$80.04		
Total Of Special Assessments	\$413.31		

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	1,032
Gross Area	Tax: 1,032 MLS: 39,750

Year Built	Tax: 1983 MLS: 1980
Effective Year Built	1983
Building Type	Type Unknown
# of Buildings	1

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

LISTING INFORMATION			
MLS Listing Number	CC321614	MLS Listing Agent	C25458-Karol Curtis
MLS Status	Canceled	MLS Listing Broker	THE CURTIS COMPANY
MLS Area	689 - SAN DIMAS	MLS Source	CRM
MLS Status Change Date	06/22/2013		

MLS Listing #	Cc298166
MLS Status	Canceled
MLS Listing Date	05/06/2011
MLS Source	CRM

LAST MARKET SALE & SALES HISTORY	
Owner Name	Plaza Del Rancho Ltd

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

PROPERTY MAP

\*Lot Dimensions are Estimated