

425 W Bonita Ave #206, San Dimas, CA 91773-2542, Los Angeles County

APN: 8386-016-027 CLIP: 4203231539

	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	8386-016-027	Lot	1
% Improved	74%	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 15		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$57,374	\$56,250	\$55,148
Assessed Value - Land	\$14,721	\$14,433	\$14,150
Assessed Value - Improved	\$42,653	\$41,817	\$40,998
YOY Assessed Change (\$)	\$1,124	\$1,102	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,270		
2022	\$1,109	-\$161	-12.64%
2023	\$1,001	-\$109	-9.81%
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	Office Building
Lot Acres	0.9016
Lot Area	39,272
Building Sq Ft	451

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		

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/22/1980	Deed Type	Deed (Reg)
Multi/Split Sale	Multi	Owner Name	Plaza Del Rancho Ltd
Document Number	695674	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 Vlvs Fin'l
Mortgage Code	Conventional

PROPERTY MAP

*Lot Dimensions are Estimated