



First American Title™



Property Profile

**303 S State Highway 138
Crestline, CA 92325**

Assessor's Parcel Number

0343-175-32-0000

First American Title San Bernardino County

3633 Inland Empire Boulevard, Suite 130, Ontario, CA 91764 | 951-787-1730 or 951-787-1734

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Property Detail Report

303 S State Highway 138, Crestline, CA 92325-9153

APN: 0343-175-32-0000

San Bernardino County Data as of: 05/22/2026

Owner Information

Owner Name: Washburn Andrew F / Washburn Ann
Vesting: Husband And Wife
Mailing Address: Po Box 6903, Crestline, CA 92325-6903
(Do Not Mail)

Occupancy: Absentee Owner

Location Information

Legal Description:	Valley Of Enchantment Park Lot 2 Blk D	County:	San Bernardino, CA
APN:	0343-175-32-0000	Alternate APN:	0343-175-32-0000
Munic / Twnshp:	Twin Peaks	Twtnshp-Rng-Sec:	2N-4W-21
Subdivision:	Valley Enchantmen...	Tract #:	
Neighborhood:	Valley Of Enchantm...	School District:	Rim Of The World Unified School District
Elementary School:	Valley Of Enchantm...	Middle School:	Mary P. Henck Inte...
Latitude:	34.24785	Longitude:	-117.30148
		High School:	Rim Of The World S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	01/14/1994 / 01/21/1994	Price:	\$32,000	Transfer Doc #:	1994.26959
Buyer Name:	Washburn Andrew F / Washburn Ann	Seller Name:	Smith, Verna L	Deed Type:	

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,922 Sq. Ft.	Total Rooms:	6	Year Built / Eff:	1940 / 1960
Living Area:	1,232 Sq. Ft.	Bedrooms:	4	Stories:	2
Total Adj. Area:		Baths (F/3Q/H/Q):	2/0/0/0	Parking Type:	
Above Grade:	1,232 Sq. Ft.	Pool:		Garage #:	
Basement Area:	690 Sq. Ft.	Fireplace:		Garage Area:	
Style:	Chalet/Alpine	Cooling:		Porch Type:	Patio/Porch
Foundation:		Heating:	Wall	Patio Type:	Porch/No Step
Quality:		Exterior Wall:		Roof Type:	
Condition:	Fair	Construction Type:	Frame	Roof Material:	Composition Shingle

Site Information

Land Use:	SFR	Lot Area:	3,200 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:	40 / 80	# of Buildings:	1
County Use:	0510 - Sfr	Usable Lot:		Res / Comm Units:	
Site Influence:	Type Unknown	Acres:	0.074	Water / Sewer Type:	Public / Public
Flood Zone Code:	A	Flood Map #:	06071C7935H	Flood Map Date:	08/28/2008
Community Name:	San Bernardino County	Flood Panel #:	7935H	Inside SFHA:	True

Tax Information

Assessed Year:	2025	Assessed Value:	\$54,389	Market Total Value:	
Tax Year:	2025	Land Value:	\$16,999	Market Land Value:	
Tax Area:	105-042	Improvement Value:	\$37,390	Market Imprv Value:	
Property Tax:	\$975.45	Improved %:	68.75%	Market Imprv %:	
Exemption:		Delinquent Year:			

Sales Comparables

303 S State Highway 138, Crestline, CA 92325-9153

APN: 0343-175-32-0000

San Bernardino County Data as of: 05/22/2026



Subject Property
303 S State Highway 138, Crestline, CA 92325-9153

Sale Price / Type:		Sale / Rec Date:		Sale Doc #:	
Year Built / Eff:	1940 / 1960	Lot Area:	3,200 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$54,389	Living Area:	1,232 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	6
Owner Name:	Washburn Andrew F / Washburn Ann				
Mailing Address:	Po Box 6903, Crestline, CA 92325-6903				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-175-32-0000	Acres:	0.07	Roof Material:	Composition Shingle
Subdivision:	Valley Enchantment Park	Cooling:	None	Prior Sale Price:	
Census Tct / Blk:	010806 / 1005	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	
Res / Comm Units:		Flood Zone	A	Prior Sale Doc #:	
		Code:			

Search Criteria

# Months Back:	6	Distance From Subject:	1 mi
Living Area	35.0 + / -	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

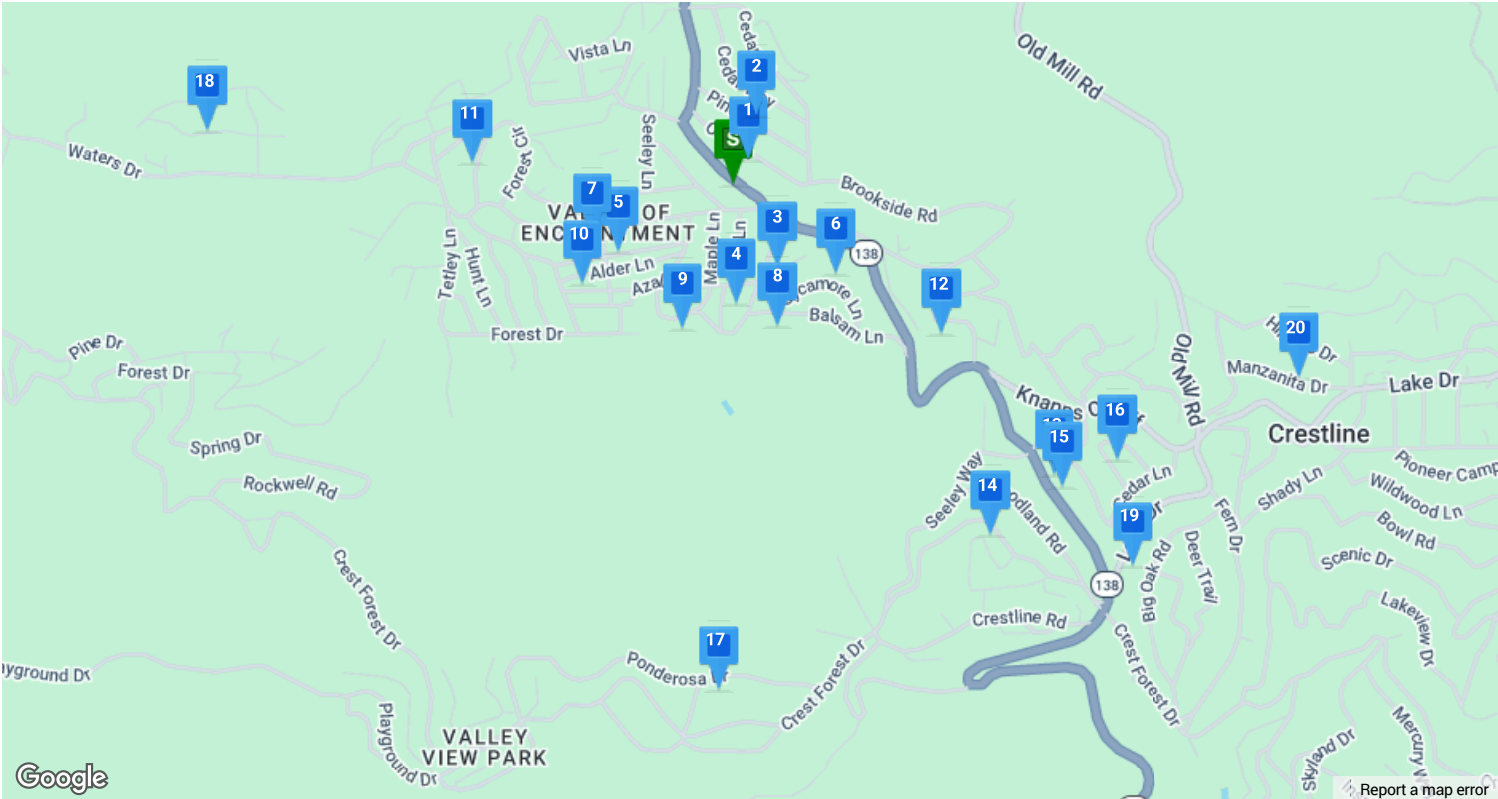
COMPARABLE PROPERTY SUMMARY				
Subject		Low	Average	High
Price		\$215,000	\$327,700	\$425,000
Living Area	1,232	807	1,155	1,518
Price / Sq. Ft.		\$184	\$294	\$429
Bedrooms	4	1	2	4
Baths	2	1	1	2
Lot Area	3,200 Sq. Ft.	2,700 Sq. Ft.	6,091 Sq. Ft.	16,150 Sq. Ft.
Stories	2	1	1.65	2
Year Built	1940	1925	1950	1992
Distance		0.03 mi	0.45 mi	0.93 mi

Sales Comparables

303 S State Highway 138, Crestline, CA 92325-9153

APN: 0343-175-32-0000

San Bernardino County Data as of: 05/22/2026



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.03		23023 Oak Ln, Crestline, CA 92325	12/23/2025	\$360,000			1,356	\$265	3 / 2	5,500	100
2	0.09		23024 Pine Ln, Crestline, CA 92325	11/24/2025	\$389,000			1,376	\$283	2 / 1	5,059	48
3	0.16	A	413 Redwood Dr, Crestline, CA 92325	04/07/2026	\$223,000			912	\$245	2 / 1	6,491	90
4	0.20		461 Log Ln, Crestline, CA 92325-9451	12/12/2025	\$315,000			1,364	\$231	3 / 1	3,943	34
5	0.21		22868 Laurel Ln, Crestline, CA 92325-9444	03/23/2026	\$350,000			816	\$429	3 / 1	4,000	50
6	0.22		23120 Sycamore Ln, Crestline, CA 92325-9340	01/28/2026	\$325,000			880	\$369	3 / 1	8,500	81
7	0.24		22831 Waters Dr, Crestline, CA 92325-9372	01/21/2026	\$365,000			1,518	\$240	3 / 2	2,700	88
8	0.25		23059 Balsam Ln, Crestline, CA 92325-9605	01/07/2026	\$366,000			1,400	\$261	2 / 1	4,130	71
9	0.25		22945 Redwood Way, Crestline, CA 92325-9498	04/23/2026	\$325,000			966	\$336	3 / 2	10,625	92
10	0.29		22815 Alder Ln, Crestline, CA 92325	01/08/2026	\$378,000			888	\$426	3 / 2	4,250	48
11	0.40		264 Forest Cir, Crestline, CA 92325	11/19/2025	\$368,000			1,472	\$250	3 / 2	6,900	63

12	0.41	480 Valley Rd, Crestline, CA 92325	01/22/2026	\$330,000	944	\$350	1 / 1	16,150	98
13	0.68	679 S State Highway 138, Crestline, CA 92325	03/27/2026	\$235,000	1,280	\$184	2 / 1	4,000	96
14	0.68	757 N Village Ln, Crestline, CA 92325	03/23/2026	\$287,000	892	\$322	1 / 1	4,490	96
15	0.70	693 S State Highway 138, Crestline, CA 92325-9156	11/20/2025	\$306,000	1,043	\$293	3 / 1	3,290	76
16	0.74	645 Knoll Dr, Crestline, CA 92325	02/24/2026	\$215,000	1,131	\$190	2 / 1	3,504	91
17	0.80	22985 Ponderosa Dr, Crestline, CA 92325	12/23/2025	\$270,000	1,384	\$195	4 / 2	8,777	59
18	0.81	22348 Glenwood Dr, Crestline, CA 92325	03/31/2026	\$412,000	1,224	\$337	3 / 2	7,200	49
19	0.86	23497 Lake Dr, Crestline, CA 92325-9430	12/09/2025	\$310,000	807	\$384	3 / 2	4,500	101
20	0.93	23696 Manzanita Dr, Crestline, CA 92325	01/09/2026	\$425,000	1,450	\$293	1 / 2	7,820	80

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

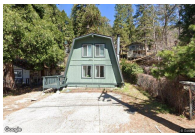


Comp #1 - 0.03 Miles From Subject
23023 Oak Ln, Crestline, CA 92325

Sale Price / Type: \$360,000 / Full Value
 Sale / Rec Date: 12/23/2025 / 01/21/2026

Sale Doc #: 2026.14878

Year Built / Eff:	1926 / 1967	Lot Area:	5,500 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$127,736	Living Area:	1,356 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Gonzalez Gregorio L / Lopez Gabriela				
Mailing Address:	2457 N Mountain View Ave, San Bernardino, CA 92405-3525				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-175-09-0000	Acres:	0.13	Roof Material:	Composition Shingle
				Prior Sale Price:	\$118,000
Subdivision:	Valley Of Enchantment Park	Cooling:	None	Prior Sale Date:	
Census Tct / Blk:	010806 / 1016	Fireplace:	1	Prior Rec Date:	09/18/1997
1st Mtg / Type:	\$353,479 / Federal Housing Administration	Parking Type:		Prior Sale Doc #:	1997.343992
Res / Comm Units:		Flood Zone	X		
		Code:			

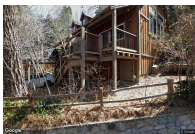


Comp #2 - 0.09 Miles From Subject
23024 Pine Ln, Crestline, CA 92325

Sale Price / Type: \$389,000 / Full Value
 Sale / Rec Date: 11/24/2025 / 12/19/2025

Sale Doc #: 2025.310508

Year Built / Eff:	1978 / 1981	Lot Area:	5,059 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$360,000	Living Area:	1,376 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Watson Cindy				
Mailing Address:	5805 Silver Heights St, Las Vegas, NV 89130-1074				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-173-47-0000	Acres:	0.12	Roof Material:	Composition Shingle
				Prior Sale Price:	\$375,000
Subdivision:		Cooling:		Prior Sale Date:	09/26/2023
Census Tct / Blk:	010806 / 1016	Fireplace:	1	Prior Rec Date:	09/28/2023
1st Mtg / Type:	\$311,200 / Conventional	Parking Type:		Prior Sale Doc #:	2023.239933
Res / Comm Units:		Flood Zone	X		
		Code:			

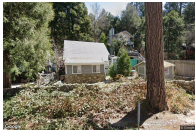


Comp #3 - 0.16 Miles From Subject
413 Redwood Dr, Crestline, CA 92325

Sale Price / Type: \$223,000 / Full Value
 Sale / Rec Date: 04/07/2026 / 04/15/2026

Sale Doc #: 2026.96477

Year Built / Eff:	1936 / 1965	Lot Area:	6,491 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$416,762	Living Area:	912 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	4
Owner Name:	Modena Jean-Pierre & Sonia / Modena Sonia				
Mailing Address:	13622 Lubican St, Baldwin Park, CA 91706-2930				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-189-27-0000	Acres:	0.15	Roof Material:	Composition Shingle
				Prior Sale Price:	\$449,000
Subdivision:		Cooling:		Prior Sale Date:	06/09/2022
Census Tct / Blk:	010806 / 1016	Fireplace:	1	Prior Rec Date:	07/01/2022
1st Mtg / Type:		Parking Type:	Attached Garage	Prior Sale Doc #:	2022.234170
Res / Comm Units:		Flood Zone	X		
		Code:			



Comp #4 - 0.20 Miles From Subject
461 Log Ln, Crestline, CA 92325-9451

Sale Price / Type: \$315,000 / Full Value
Sale / Rec Date: 12/12/2025 / 12/12/2025

Sale Doc #: 2025.304695

Year Built / Eff: 1992 / 1992
Assessed Value: \$153,094

Lot Area: 3,943 Sq. Ft.
Living Area: 1,364 Sq. Ft.

Bedrooms: 3
Baths: 1/0/0/0
(F/3Q/H/Q):
Total Rooms: 6

Land Use: SFR
Owner Name: Fridlund Nicole L
Mailing Address: 461 Log Ln, Crestline, CA 92325-9451
County: San Bernardino
APN: 0343-192-19-0000

Pool:

Zoning:
Acres: 0.09

Stories: 2
Roof Material: Composition Shingle

Subdivision: Valley Of Enchantment Park
Census Tct / Blk: 010806 / 2008
1st Mtg / Type: \$252,000 / Conventional
Res / Comm Units:

Cooling: Central
Fireplace: 1
Parking Type:
Flood Zone D
Code:

Prior Sale Price: \$94,000
Prior Sale Date:
Prior Rec Date: 06/17/1997
Prior Sale Doc #: 1997.213519



Comp #5 - 0.21 Miles From Subject
22868 Laurel Ln, Crestline, CA 92325-9444

Sale Price / Type: \$350,000 / Full Value
Sale / Rec Date: 03/23/2026 / 04/03/2026

Sale Doc #: 2026.87375

Year Built / Eff: 1976 / 1976
Assessed Value: \$294,500

Lot Area: 4,000 Sq. Ft.
Living Area: 816 Sq. Ft.

Bedrooms: 3
Baths: 1/0/0/0
(F/3Q/H/Q):
Total Rooms: 7

Land Use: SFR
Owner Name: Mollett Falcon Charles
Mailing Address: 2447 N Apple Ave, Rialto, CA 92377-4252
County: San Bernardino
APN: 0343-156-13-0000

Pool:

Zoning:
Acres: 0.09

Stories: 1
Roof Material: Composition Shingle

Subdivision: Valley Of Enchantment Park Annex #1
Census Tct / Blk: 010806 / 2005
1st Mtg / Type: \$170,000 / Conventional
Res / Comm Units:

Cooling: Central
Fireplace: 1
Parking Type:
Flood Zone X
Code:

Prior Sale Price: \$289,000
Prior Sale Date: 12/01/2020
Prior Rec Date: 01/26/2021
Prior Sale Doc #: 2021.36892



Comp #6 - 0.22 Miles From Subject
23120 Sycamore Ln, Crestline, CA 92325-9340

Sale Price / Type: \$325,000 / Full Value
Sale / Rec Date: 01/28/2026 / 02/27/2026

Sale Doc #: 2026.54480

Year Built / Eff: 1945 / 1970
Assessed Value: \$249,600

Lot Area: 8,500 Sq. Ft.
Living Area: 880 Sq. Ft.

Bedrooms: 3
Baths: 1/1/ /
(F/3Q/H/Q):
Total Rooms: 5

Land Use: SFR
Owner Name: Hodapp Christine / Limpas Nancy
Mailing Address: 336 S Albertson Ave, Covina, CA 91723-2501
County: San Bernardino
APN: 0343-213-29-0000

Pool:

Zoning:
Acres: 0.20

Stories: 2
Roof Material: Composition Shingle

Subdivision: Crestline Village
Census Tct / Blk: 010806 / 2001
1st Mtg / Type: \$319,113 / Federal Housing Administration
Res / Comm Units:

Cooling: None
Fireplace: 1
Parking Type: Off Street
Flood Zone X
Code:

Prior Sale Price: \$245,000
Prior Sale Date: 01/28/2021
Prior Rec Date: 02/26/2021
Prior Sale Doc #: 2021.92679



Comp #7 - 0.24 Miles From Subject
22831 Waters Dr, Crestline, CA 92325-9372

Sale Price / Type: \$365,000 / Full Value
 Sale / Rec Date: 01/21/2026 / 02/09/2026

Sale Doc #: 2026.38371

Year Built / Eff:	1938 / 1971	Lot Area:	2,700 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$243,741	Living Area:	1,518 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Zaroyan Nicolas Adam / Zaroyan Norayr Damian				
Mailing Address:	3763 Corta Calle St, Pasadena, CA 91107-3802				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-152-07-0000	Acres:	0.06	Roof Material:	Composition Shingle
Subdivision:	Valley Enchantme	Cooling:	Central	Prior Sale Price:	\$238,000
Census Tct / Blk:	010806 / 2006	Fireplace:		Prior Sale Date:	11/06/2025
1st Mtg / Type:	\$346,750 /	Parking Type:	Garage	Prior Rec Date:	11/14/2025
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2025.280180
		Code:			



Comp #8 - 0.25 Miles From Subject
23059 Balsam Ln, Crestline, CA 92325-9605

Sale Price / Type: \$366,000 / Full Value
 Sale / Rec Date: 01/07/2026 / 02/17/2026

Sale Doc #: 2026.44787

Year Built / Eff:	1955 / 1975	Lot Area:	4,130 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$180,815	Living Area:	1,400 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Larkey Kyle Ian Skye				
Mailing Address:	Po Box 946, Crestline, CA 92325-946				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0343-195-22-0000	Acres:	0.09	Roof Material:	Composition Shingle
Subdivision:	Valley Of Enchantment Park	Cooling:	Central	Prior Sale Price:	\$147,500
Census Tct / Blk:	010805 / 2004	Fireplace:		Prior Sale Date:	03/11/2014
1st Mtg / Type:	\$365,582 / Veterans Affairs	Parking Type:	Garage	Prior Rec Date:	05/30/2014
Res / Comm Units:		Flood Zone	D	Prior Sale Doc #:	2014.196093
		Code:			



Comp #9 - 0.25 Miles From Subject
22945 Redwood Way, Crestline, CA 92325-9498

Sale Price / Type: \$325,000 / Full Value
 Sale / Rec Date: 04/23/2026 / 04/30/2026

Sale Doc #: 2026.110188

Year Built / Eff:	1934 / 1970	Lot Area:	10,625 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$250,323	Living Area:	966 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	7
Owner Name:	Bolanos Omar Sanchez				
Mailing Address:	22945 Redwood Way, Crestline, CA 92325-9498				
County:	San Bernardino	Zoning:		Stories:	1
APN:	0343-208-26-0000	Acres:	0.24	Roof Material:	Composition Shingle
Subdivision:	Enchantment Park Vly	Cooling:	None	Prior Sale Price:	\$220,000
Census Tct / Blk:	010805 / 2004	Fireplace:		Prior Sale Date:	02/15/2018
1st Mtg / Type:	\$260,000 / Conventional	Parking Type:		Prior Rec Date:	03/08/2018
Res / Comm Units:		Flood Zone	D	Prior Sale Doc #:	2018.82612
		Code:			



Comp #10 - 0.29 Miles From Subject
22815 Alder Ln, Crestline, CA 92325

Sale Price / Type: \$378,000 / Full Value
Sale / Rec Date: 01/08/2026 / 01/29/2026

Sale Doc #: 2026.22550

Year Built / Eff: 1978 / 1978
Assessed Value: \$352,500

Lot Area: 4,250 Sq. Ft.
Living Area: 888 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):

Land Use: SFR
Owner Name: Ritley Seth
Mailing Address: 600 N Harbor Blvd #28, La Habra, CA 90631-4046
County: San Bernardino
APN: 0343-201-15-0000

Pool:

Zoning:
Acres: 0.10

Total Rooms: 6

Stories: 1
Roof Material: Composition Shingle

Subdivision:
Census Tct / Blk: 010806 / 1016
1st Mtg / Type: \$264,100 / Conventional
Res / Comm Units:

Cooling: Central
Fireplace: 1
Parking Type: Garage
Flood Zone D
Code:

Prior Sale Price: \$360,000
Prior Sale Date: 02/02/2023
Prior Rec Date: 02/10/2023
Prior Sale Doc #: 2023.32653



Comp #11 - 0.40 Miles From Subject
264 Forest Cir, Crestline, CA 92325

Sale Price / Type: \$368,000 / Full Value
Sale / Rec Date: 11/19/2025 / 12/10/2025

Sale Doc #: 2025.302356

Year Built / Eff: 1963 / 1965
Assessed Value: \$284,348

Lot Area: 6,900 Sq. Ft.
Living Area: 1,472 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):

Land Use: SFR
Owner Name: Garnica Mike
Mailing Address: 315 S Violet Ln, Orange, CA 92869-4760
County: San Bernardino
APN: 0343-123-85-0000

Pool:

Zoning:
Acres: 0.16

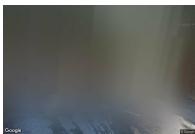
Total Rooms: 5

Stories: 2
Roof Material: Composition Shingle

Subdivision: Valley Of Enchantment Park Annex #1
Census Tct / Blk: 010806 / 1016
1st Mtg / Type: \$250,000 / Conventional
Res / Comm Units:

Cooling: None
Fireplace: 1
Parking Type: Garage
Flood Zone X
Code:

Prior Sale Price: \$260,000
Prior Sale Date: 05/01/2019
Prior Rec Date: 07/18/2019
Prior Sale Doc #: 2019.241597



Comp #12 - 0.41 Miles From Subject
480 Valley Rd, Crestline, CA 92325

Sale Price / Type: \$330,000 / Full Value
Sale / Rec Date: 01/22/2026 / 02/09/2026

Sale Doc #: 2026.38242

Year Built / Eff: 1928 / 1940
Assessed Value: \$103,976

Lot Area: 16,150 Sq. Ft.
Living Area: 944 Sq. Ft.

Bedrooms: 1
Baths: 1/0/0/0
(F/3Q/H/Q):

Land Use: SFR
Owner Name: Topps Jacob
Mailing Address: 480 Valley Rd, Crestline, CA 92325
County: San Bernardino
APN: 0338-022-06-0000

Pool:

Zoning:
Acres: 0.37

Total Rooms: 3

Stories: 2
Roof Material: Built Up Composition

Subdivision: Crestline Village Subdivision #15
Census Tct / Blk: 010806 / 1016
1st Mtg / Type: \$337,095 / Veterans Affairs
Res / Comm Units:

Cooling: None
Fireplace: 1
Parking Type: Garage
Flood Zone X
Code:

Prior Sale Price: \$125,000
Prior Sale Date: 01/09/2025
Prior Rec Date: 01/16/2025
Prior Sale Doc #: 2025.11444



Comp #13 - 0.68 Miles From Subject
679 S State Highway 138, Crestline, CA 92325

Sale Price / Type: \$235,000 / Full Value
 Sale / Rec Date: 03/27/2026 / 04/02/2026

Sale Doc #: 2026.85418

Year Built / Eff:	1930 / 1940	Lot Area:	4,000 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$115,908	Living Area:	1,280 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	4
Owner Name:	Cook Eveline Gartner				
Mailing Address:	Po Box 1202, Crestline, CA 92325-1202				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0338-061-28-0000	Acres:	0.09	Roof Material:	001
Subdivision:	Crestline Village	Cooling:	None	Prior Sale Price:	\$63,000
Census Tct / Blk:	010805 / 1016	Fireplace:	1	Prior Sale Date:	
1st Mtg / Type:	\$188,000 / Conventional	Parking Type:		Prior Rec Date:	11/02/1989
Res / Comm Units:		Flood Zone	D	Prior Sale Doc #:	1989.413881
		Code:			



Comp #14 - 0.68 Miles From Subject
757 N Village Ln, Crestline, CA 92325

Sale Price / Type: \$287,000 / Full Value
 Sale / Rec Date: 03/23/2026 / 04/02/2026

Sale Doc #: 2026.85400

Year Built / Eff:	1930 / 1955	Lot Area:	4,490 Sq. Ft.	Bedrooms:	1
Assessed Value:	\$172,905	Living Area:	892 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Ballantine Laura				
Mailing Address:	757 N Village Ln, Crestline, CA 92325				
County:	San Bernardino	Zoning:		Stories:	2
APN:	0338-073-17-0000	Acres:	0.10	Roof Material:	Composition Shingle
Subdivision:	Crestline Village Subdivision #4	Cooling:	Refrigeration	Prior Sale Price:	\$155,000
Census Tct / Blk:	010805 / 1016	Fireplace:	1	Prior Sale Date:	06/13/2018
1st Mtg / Type:	\$272,650 / Conventional	Parking Type:		Prior Rec Date:	12/14/2018
Res / Comm Units:		Flood Zone	D	Prior Sale Doc #:	2018.462968
		Code:			

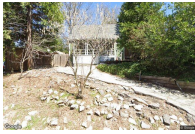


Comp #15 - 0.70 Miles From Subject
693 S State Highway 138, Crestline, CA 92325-9156

Sale Price / Type: \$306,000 / Full Value
 Sale / Rec Date: 11/20/2025 / 12/30/2025

Sale Doc #: 2025.317976

Year Built / Eff:	1950 / 1960	Lot Area:	3,290 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$300,000	Living Area:	1,043 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	6
Owner Name:	Martinez Alexander Angel & Raena Ivette / Martinez Raena Ivette				
Mailing Address:	693 S State Highway 138, Crestline, CA 92325-9156				
County:	San Bernardino	Zoning:		Stories:	1
APN:	0338-061-33-0000	Acres:	0.08	Roof Material:	Wood Shake/Shingle
Subdivision:	Crestline Village Subdivision #3	Cooling:	Central	Prior Sale Price:	\$300,000
Census Tct / Blk:	010805 / 2019	Fireplace:	1	Prior Sale Date:	06/27/2024
1st Mtg / Type:	\$300,457 / Federal Housing Administration	Parking Type:		Prior Rec Date:	07/16/2024
Res / Comm Units:		Flood Zone	D	Prior Sale Doc #:	2024.165205
		Code:			



Comp #16 - 0.74 Miles From Subject
645 Knoll Dr, Crestline, CA 92325

Sale Price / Type: \$215,000 / Full Value
Sale / Rec Date: 02/24/2026 / 02/24/2026

Sale Doc #: 2026.50893

Year Built / Eff: 1935 / 1943
Assessed Value: \$178,601

Lot Area: 3,504 Sq. Ft.
Living Area: 1,131 Sq. Ft.

Bedrooms: 2
Baths: 1/0/0/0
(F/3Q/H/Q):
Total Rooms: 4

Land Use: SFR
Owner Name: Williams Kenneth Ray
Mailing Address: Po Box 3931, Crestline, CA 92325-3931
County: San Bernardino
APN: 0338-063-15-0000

Pool:

Zoning:
Acres: 0.08

Stories: 2
Roof Material: Composition Shingle
Prior Sale Price: \$165,000
Prior Sale Date: 07/01/2020
Prior Rec Date: 07/07/2020
Prior Sale Doc #: 2020.226369

Subdivision: Crestline Village
Census Tct / Blk: 010805 / 1016
1st Mtg / Type:
Res / Comm Units:

Cooling: None
Fireplace:
Parking Type:
Flood Zone X
Code:



Comp #17 - 0.80 Miles From Subject
22985 Ponderosa Dr, Crestline, CA 92325

Sale Price / Type: \$270,000 / Full Value
Sale / Rec Date: 12/23/2025 / 01/23/2026

Sale Doc #: 2026.17741

Year Built / Eff: 1967 / 1970
Assessed Value: \$366,700

Lot Area: 8,777 Sq. Ft.
Living Area: 1,384 Sq. Ft.

Bedrooms: 4
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 8

Land Use: SFR
Owner Name: Cardinale Christopher
Mailing Address: Po Box 281, Crestline, CA 92325-281
County: San Bernardino
APN: 0344-123-02-0000

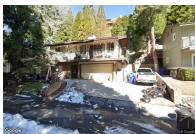
Pool:

Zoning:
Acres: 0.20

Stories: 1
Roof Material: Wood Shake/Shingle
Prior Sale Price: \$85,000
Prior Sale Date:
Prior Rec Date: 07/30/1986
Prior Sale Doc #: 1986.213517

Subdivision: Valley View Subdivision #1
Census Tct / Blk: 010805 / 1016
1st Mtg / Type: \$189,000 / Conventional
Res / Comm Units:

Cooling: Central
Fireplace: 1
Parking Type: None
Flood Zone D
Code:



Comp #18 - 0.81 Miles From Subject
22348 Glenwood Dr, Crestline, CA 92325

Sale Price / Type: \$412,000 / Full Value
Sale / Rec Date: 03/31/2026 / 04/24/2026

Sale Doc #: 2026.105292

Year Built / Eff: 1977 / 1980
Assessed Value: \$223,015

Lot Area: 7,200 Sq. Ft.
Living Area: 1,224 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 6

Land Use: SFR
Owner Name: Silverwood Steven Stuart & Claudia Lynne / Silverwood Claudia Lynne
Mailing Address: 13381 Magnolia Ave #168, Corona, CA 92879-1946
County: San Bernardino
APN: 0343-252-17-0000

Pool:

Zoning:
Acres: 0.17

Stories: 1
Roof Material: Composition Shingle
Prior Sale Price: \$196,000
Prior Sale Date: 08/04/2017
Prior Rec Date: 08/10/2017
Prior Sale Doc #: 2017.326905

Subdivision:
Census Tct / Blk: 010806 / 1016
1st Mtg / Type: \$356,125 / Federal Housing Administration
Res / Comm Units:

Cooling: Central
Fireplace: 1
Parking Type: Garage
Flood Zone D
Code:



Comp #19 - 0.86 Miles From Subject
23497 Lake Dr, Crestline, CA 92325-9430

Sale Price / Type: \$310,000 / Full Value
Sale / Rec Date: 12/09/2025 / 12/26/2025

Sale Doc #: 2025.315044

Year Built / Eff: 1925 / 1938
Assessed Value: \$235,135

Lot Area: 4,500 Sq. Ft.
Living Area: 807 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):

Land Use: SFR
Owner Name: Grove Sarah
Mailing Address: 1830 Wayne Ave, South Pasadena, CA 91030-4937
County: San Bernardino
APN: 0338-094-24-0000

Pool:

Zoning:
Acres: 0.10

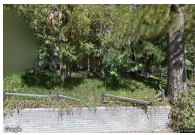
Total Rooms: 6

Stories: 1
Roof Material: Composition Shingle

Subdivision: Crestline Village Subdivision #1
Census Tct / Blk: 010803 / 1019
1st Mtg / Type: \$300,700 / Conventional
Res / Comm Units:

Cooling: None
Fireplace: 1
Parking Type: Garage
Flood Zone D
Code:

Prior Sale Price: \$215,000
Prior Sale Date: 09/16/2019
Prior Rec Date: 10/29/2019
Prior Sale Doc #: 2019.389233



Comp #20 - 0.93 Miles From Subject
23696 Manzanita Dr, Crestline, CA 92325

Sale Price / Type: \$425,000 / Full Value
Sale / Rec Date: 01/09/2026 / 02/03/2026

Sale Doc #: 2026.25450

Year Built / Eff: 1946 / 1960
Assessed Value: \$463,915

Lot Area: 7,820 Sq. Ft.
Living Area: 1,450 Sq. Ft.

Bedrooms: 1
Baths: 2/0/0/0
(F/3Q/H/Q):

Land Use: SFR
Owner Name: Ginn Roger Lynn
Mailing Address: 6721 Sundance Trl, Riverside, CA 92506-5052
County: San Bernardino
APN: 0338-102-36-0000

Pool: Spa

Zoning:
Acres: 0.18

Total Rooms: 4

Stories: 2
Roof Material: Composition Shingle

Subdivision: Crestline Village Subdivision #10
Census Tct / Blk: 010804 / 1016
1st Mtg / Type: \$318,750 / Conventional
Res / Comm Units:

Cooling: None
Fireplace: 1
Parking Type: Garage
Flood Zone AE
Code:

Prior Sale Price: \$490,000
Prior Sale Date: 05/06/2022
Prior Rec Date: 05/25/2022
Prior Sale Doc #: 2022.193192

Public School Assignment

Rim Of The World Unified School District	Elementary School:	Valley Of Enchantment Elementary School
Rim Of The World Unified School District	Middle School:	Mary P. Henck Intermediate School
Rim Of The World Unified School District	High School:	Rim Of The World Senior High School

Valley Of Enchantment Elementary School

22836 Fir Lane, Crestline, CA 92325 - 0.18 Miles

Grades

Students

Students:Teachers

State Percentile

PK-5

536

25:1

30

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

3475

No

No

No

Free Lunch:

Reduced Lunch:

Title I:

67%

67%

No

Student Ethnicity

Hispanic

50%

Caucasian

49%

African-American

<1%

Asian

<1%

Math Proficient (%)

2026

23.46

2025

25.41

2024

17.07

Reading Proficient (%)

2026

31.66

2025

29.92

2024

27.42

Grades

Students

Students:Teachers

State Percentile

6-8

607

25:1

40

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

1372

No

No

No

Free Lunch:

Reduced Lunch:

Title I:

61%

61%

No

Student Ethnicity

Caucasian

52%

Hispanic

46%

Native American

1%

Asian

1%

African-American

<1%

Math Proficient (%)

2026

14.23

2025

13.58

2024

12.87

Reading Proficient (%)

2026

36.17

2025

32.95

2024

29.93

Grades

Students

Students:Teachers

State Percentile

9-12

860

24:1

70

State Rank:

Blue Ribbon School:

Int'l Baccalaureate:

Advanced Placement:

541

No

No

Yes

Free Lunch:

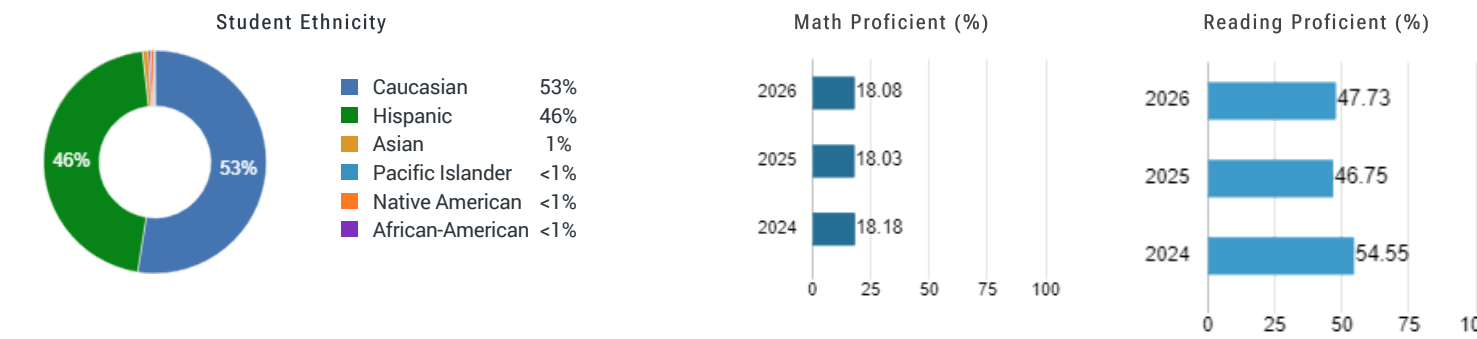
Reduced Lunch:

Title 1:

52%

52%

No



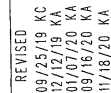
Nearby Private Schools

School	Address	Distance
Bronstrup School	385 Lovers Lane Crestline, CA 92322	1.36 miles
The Swan Van Lent's Home School	24253 Horst Drive San Martin, CA 95046	1.68 miles
Calvary Chapel Christian School	Po Box 1210 Twin Peaks, CA 92391	3.76 miles
Calvary Chapel Christian School	101 Grandview Road Twin Peaks, CA 92391	3.82 miles
Lake Arrowhead Christian School	26409 Hwy 189 Lake Arrowhead, CA 92391	4.26 miles
Our Lady Of The Assumption Elementary School	796 West 48Th Street San Bernardino, CA 92407	5.17 miles
Regency High School At Shandin Hills	4164 North 4Th Avenue San Bernardino, CA 92407	5.36 miles
Gateway Education Center	4380 North 4Th Avenue San Bernardino, CA 92407	5.52 miles
Mt. Calvary Lutheran Early Education Center	27415 School Road Lake Arrowhead, CA 92352	5.54 miles
Lifestone Academy	4835 Hallmark Parkway San Bernardino, CA 92407	5.64 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.

Rim of The World Unified
Tax Rate Area
105042 0343-11



ASSESSED
ON PG 18

Assessor's Map
Book 0343 Page 17
San Bernardino County

Parcel Map No. 1245, P.M. 10/68
 Pin. Valley of Enchantment Park, M.B. 23/77-78

May 2005

PAYMENTS AS OF 05/22/2026

SEARCH PARAMETERS

ENTERED APN: 0343-175-32-0-000

✓ APN: 0343-175-32-0-000	BILL: 20251197785	DATE: 10/31/2025
TRA: 105042 - SAN BERNARDINO COUNTY	ACQ DATE: 01/21/1994	DOC#: 1994-26959
LEGAL: VALLEY OF ENCHANTMENT PARK LOT 2 BLK D		
SITUS: 303 STATE HIGHWAY 138 VLY OF ENCHANTMENT CA 92325-9153		
MAIL: P O BOX 6903 CRESTLINE CA 92325		
FOR 2025-26 TAX YEAR		

ASSESSED OWNER(S)	2025-26 ASSESSED VALUES
WASHBURN ANDREW F	LAND 16,999
WASHBURN ANN	IMPROVEMENTS 37,390
	TAXABLE 54,389

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	11/13/2025	03/25/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	487.73	487.72	975.45
PENALTY	48.77	58.77	107.54
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS
** NO BONDS OR PRIOR YEAR DELQ TAXES **

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
ZZSE-CURED	MISC ASMNT	543.89	COUNTYWIDE TAX (SECURED)
UF00-1SP016	MISC ASMNT	182.32	SAN BDNO CNTY FIRE PROT DIST - *FP-5 MOUNTAIN
AR00-1SL001	MISC ASMNT	85.14	REFUSE DISPOSAL - *COUNTY LAND USE - SWMD
WY01-0DA001	MISC ASMNT	55.91	CRESTLINE-LAKE ARROWHEAD WTR AGY DWR/SWP
WY01-0SW001	MISC ASMNT	30.00	CRESTLINE-LAKE ARROWHEAD WATER AGY - *WATER STNDBY
SB00-1DD005	MISC ASMNT	27.13	SAN BERNARDINO COMMUNITY COLLEGE
VP00-6SP001	MISC ASMNT	22.00	RIM OF THE WORLD PARK & REC - *PARK ASSMT
SB00-2DD015	MISC ASMNT	21.76	RIM OF THE WORLD UNIFIED
AE00-1SL001	MISC ASSMT	5.00	SAN BNDO COUNTY FIRE - *LEA HOUSE HAZ WASTE MGMT

AE00-1SP009

PEST ABATE

2.30

EHS-*MOSQUITO AND VECTOR CONTROL-DESERT/MOUNTAIN

975.45

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE:1

COUNTY USE CODE:0510

VESTING:SP

TAX RATE:

STANDARD LAND USE:SFR

**- FIRST AMERICAN TITLE, 1RV,
AD09**

SAN BERNARDINO, CA

06/04/2026 03:22PM IL93

PAGE 2 OF 2

**SAN BERNARDINO 2025-26 TAX
ROLL**

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

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).

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)

RECORDING REQUESTED BY

Continental Lawyers Title Company
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO

Name Mr. and Mrs. ANDREW F. WASHBURN
Address P.O. BOX 6903
City & State CRESTLINE, CA 92325
Zip

Title Order No. 334942-22 Escrow No. 4224-01

1 FEE	7	0	213
2 MSYS	2	7 GIMS	CHRG
3 PCOR		8 NO FEE	
4 LNNT		9 ST FEE	1
5 SVY		35.20	
6	13	E	
DTT			

DOCUMENT #
94026959
RECORDED IN THE
OFFICIAL RECORDS OF
SAN BERNARDINO COUNTY
ERROL J MACKZUM
RECORDER
Jan/21/1994
3:30:00:PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Apr #0343-175-32

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 35.20 and is
☒ computed on the full value of the interest of property conveyed, or is
____ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in _____ city of _____ and
☒ unincorporated area

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

VERNA L. WADE, A WIDOW WHO ACQUIRED TITLE AS Verna L. Smith, an unmarried woman
ALSO KNOWN AS Verna L. Haga

hereby GRANT(S) to

ANDREW F. WASHBURN and ANN WASHBURN, Husband and Wife as Joint Tenants

the following described real property in the
county of SAN BERNARDINO, state of California:

LOT 2, BLOCK D, VALLEY OF ENCHANTMENT PARK, AS PER PLAT RECORDED IN BOOK 23 OF MAPS, PAGE
77, RECORDS OF SAID COUNTY.

Dated NOVEMBER 29, 1993

Verna L. Wade
VERNA L. WADE

STATE OF CALIFORNIA, }
COUNTY OF _____ } SS.

On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared

_____, who proved to
me on the basis of satisfactory evidence to be the person _____ whose
name is subscribed to the within instrument and acknowl-
edged that she executed the same. WITNESS my hand and
official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

Assessor's Parcel No. 343-175-32

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.
SAME AS ABOVE

Name

Street Address

City & State

Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY



State of California

} SS.

County of SAN BERNARDINO

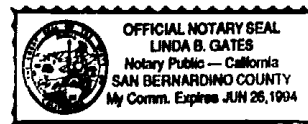
Title or Type of Document GRANT DEED
Number of Pages 1 Date of Document 11/29/93
Signer(s) Other than noted below NONE

94-026959

On DECEMBER 3, 1993 before me, LINDA B. GATES
Notary Public, personally appeared VERNA L. WADE
personally known to me (or 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.

WITNESS my hand and official seal.

Signature Linda B. Gates (Seal)



FD-1 (Revised 11/92)