



LOCATION

Property Address	3940 E Burns Ave Fresno, CA 93725-1464	Zoning Code	R3	APN/Tax ID	480-273-01
County	Fresno County, CA	Subdivision			

CURRENT OWNER

Name	Coombs Lynda L Lynda L Coombs Living Trust	Mailing Address	3191 W Los Altos Ave Fresno, CA 93711-1035
Owner Occupied	No	Owner Right Vesting	Living Trust

PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
Type	Apartment House 5+ Units	Condition	Units 8
Year Built	1963	Effective Year	Stories 2
BRs	13	Baths	Rooms
Total Sq. Ft.	5,140		
Building Square Feet (Living Space)		Building Square Feet (Other)	
1st Floor 3112		Garage 1100	
2nd Floor 2028			

- CONSTRUCTION

Quality	C	Air Conditioning	Evaporative Cooler
Fireplace / Count		Heat Type	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	4 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Apartment House 5+ Units	Lot Dimensions	88X145
Block/Lot	7/38-40	Lot Square Feet	12,760
Latitude/Longitude	36.711942°/-119.758178°	Acreage	0.29

LEGAL DESCRIPTION

Subdivision		Subdivision Tract	
20202010 Census Trct/Blk	12.01/2	Tax Area	98-012
Description	Lots 38-40 Blk 7 Sunset Heights		

SCHOOL ZONE INFORMATION

Calwa Elementary School	0.4 mi
Primary Middle: K to 6	Distance
Sequoia Middle School	0.9 mi
Middle: 7 to 8	Distance
Roosevelt High School	2.1 mi
High: 9 to 12	Distance

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	065029-06019C2110H	02/18/2009

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
619985	Active	03/04/2025	10/14/2024	\$895,000			Darin Zuber	Real Broker		

SALES HISTORY THROUGH 02/20/2025

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/15/2023	12/14/2023		Coombs Lynda L & Lynda L Coombs Living Trust	Coombs Lynda L	Intrafamily Transfer & Dissolution	11	2023-0114305
2/4/2011	2/7/2011		Coombs G Nathan & Coombs Lynda L	Coombs G Nathan & Coombs Lynda L	Intrafamily Transfer & Dissolution	13	2011-0020176
10/31/1989	9/1/1994	\$245,000	Coombs G Nathan & Coombs Lynda L	Moran Charles Lee & Moran Winifred	Grant Deed		94136988

MORTGAGE HISTORY

No mortgages were found for this parcel.

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
Assessed Land	\$28,793.00	\$564.00 (2.0%)	\$28,229.00	\$553.00 (2.0%)	\$27,676.00
Assessed Improvements	\$197,092.00	\$3,864.00 (2.0%)	\$193,228.00	\$3,788.00 (2.0%)	\$189,440.00
Total Assessment	\$225,885.00	\$4,428.00 (2.0%)	\$221,457.00	\$4,341.00 (2.0%)	\$217,116.00
Exempt Reason					
% Improved	87%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$3,076.22

2023	\$3,021.98
2022	\$2,984.82
2021	\$2,909.44
2020	\$2,898.20
2019	\$2,795.38
2018	\$2,740.10
2017	\$2,697.12
2016	\$2,615.86
2015	\$2,580.06
2014	\$2,523.64
2013	\$2,513.94

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

Listings as of 3/6/2025 3:29:52 PM

Property Types: Multi Family, Residential Transaction Type: Sale Statuses: Active, Pending AcceptBackup, Pending, Sold (9/7/2024 or after) Sq Ft: 3,379.00 or more (also includes 0 values) Radius Address: 3940 E Burns Ave, Fresno, CA 93725 Radius: 1.00 Mile

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Multi Family

Active

Address	City	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
2452 S 9Th St	Fresno	11	6	3976	9750 sf	1963	10/14/24	174.80	97/97	695,000	695,000
3940 E Burns Ave	Fresno	16	8	6880	12760 sf	1963	10/14/24	130.09	44/44	895,000	895,000
2567 S Rowell Ave	Fresno	12	6	4800	20625 sf	1945	02/11/25	218.75	23/238	1,050,000	1,050,000
Listing Count	3	Averages		5219				174.55	55/126	880,000	880,000
				High	1,050,000		Low	695,000		Median	895,000
Property Type Count	3	Averages		5219				174.55	55/126	880,000	880,000