



<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>MLS List Price</b>	<b>Sale Date</b>
<b>4</b>	<b>2</b>	<b>1</b>	<b>\$2,350,000</b>	<b>N/A</b>
<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
<b>2,046</b>	<b>135,036</b>	<b>1986</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Silva Family Partners Calif	Tax Billing City & State	Cerritos, CA
Mail Owner Name	Silva Family Partners Calif	Tax Billing Zip	90703
Tax Billing Address	Po Box 4499	Tax Billing Zip+4	4499

LOCATION INFORMATION			
Zip Code	92562	Comm College District Code	Mt Jacinto
Carrier Route	R061	Census Tract	432.06
School District	Murrieta Vly		

TAX INFORMATION			
APN	949-210-020	Tax Area	024197
Alternate APN	949-210-020	Lot	2
% Improved	38%	Fire Dept Tax Dist	Murrieta City
Legal Description	3.10 ACRES NET IN PAR 2 PM 116/053 PM 19111		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$544,194	\$533,524	\$528,055
Assessed Value - Land	\$336,312	\$329,718	\$326,338
Assessed Value - Improved	\$207,882	\$203,806	\$201,717
YOY Assessed Change (\$)	\$10,670	\$5,469	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$6,004		
2020	\$6,121	\$117	1.95%
2021	\$6,183	\$63	1.02%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$5.04
Csa 152-Murrieta Stormwater	\$10.00
Murrieta Csd	\$39.72
Murrieta Parks & Rec	\$45.00
Murrieta Fire Protection	\$40.00
<b>Total Of Special Assessments</b>	<b>\$139.76</b>

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Water	Type Unknown
Universal Land Use	SFR	Sewer	None
Lot Acres	3.1	Heat Type	Central
Lot Area	135,036	Cooling Type	Central
Building Sq Ft	2,046	Garage Type	Attached Garage
Gross Area	Tax: 2,901 MLS: 2,046	Garage Sq Ft	855
Stories	1	Parking Type	Attached Garage
Bedrooms	4	Parking Spaces	4
Total Baths	3	Roof Material	Slate
Full Baths	2	Year Built	1986
Half Baths	1	Other Impvs	Yes
Fireplaces	1	# of Buildings	1

SELL SCORE			
Rating	Moderate	Value As Of	2022-11-13 04:32:46
Sell Score	526		

ESTIMATED VALUE			
RealAVM™	\$2,230,100	Confidence Score	30
RealAVM™ Range	\$2,002,700 - \$2,457,600	Forecast Standard Deviation	10
Value As Of	11/07/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

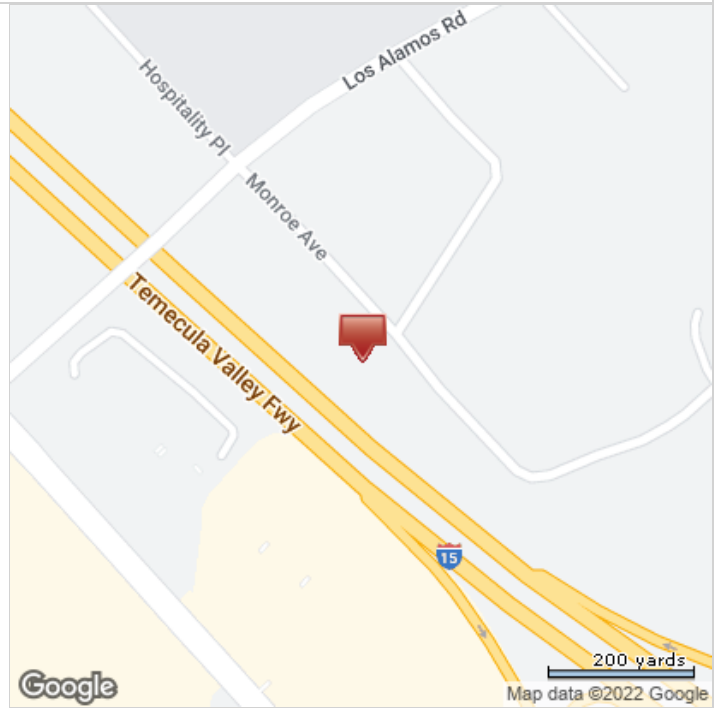
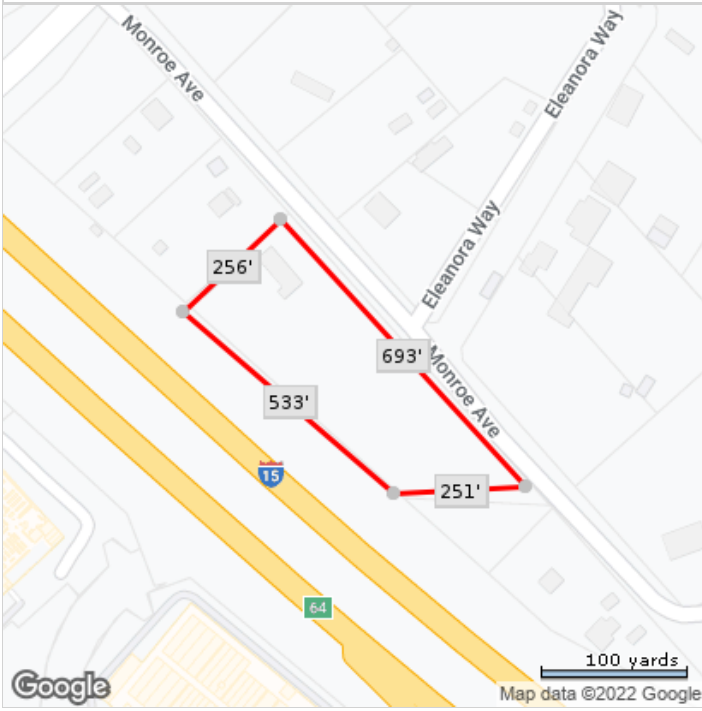
LISTING INFORMATION			
MLS Listing Number	<a href="#">SW21268169</a>	MLS Original List Price	\$1,999,995
MLS Status	Active Under Contract	MLS Listing Agent	Swmcgame-Amerie Mcgee
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Broker	CENTURY 21 PREFERRED
MLS Status Change Date	06/22/2022	MLS Source	CRM
MLS Current List Price	\$2,350,000		

MLS Listing #	Sw20238992	Sw20144601	Sw20139295	Sw20002983	Sw19280714
MLS Status	Active Under Contract	Closed	Expired	Canceled	Canceled
MLS Listing Date	07/21/2020	07/01/2020	07/01/2020	01/06/2020	12/13/2019
MLS Listing Price	\$2,350,000	\$2,600	\$1,999,995	\$2,800	\$2,350,000
MLS Orig Listing Price	\$2,199,995	\$2,600	\$2,199,995	\$2,800	\$2,350,000
MLS Close Date		09/15/2020			
MLS Listing Close Price		\$2,600			
MLS Source	CRM				

MLS Listing #	18298858	15958697	14800291
MLS Status	Closed	Closed	Expired
MLS Listing Date	01/01/2018	11/12/2015	10/08/2014
MLS Listing Price	\$2,600	\$2,400	\$2,200
MLS Orig Listing Price	\$2,600	\$2,400	\$2,200
MLS Close Date	02/01/2018	12/03/2015	
MLS Listing Close Price	\$2,600	\$2,400	
MLS Source			

MORTGAGE HISTORY				
Mortgage Date	11/14/2005	05/31/2001	04/26/1996	07/23/1990
Mortgage Amount	\$2,000,000	\$225,000	\$206,250	\$347,000
Mortgage Lender	Private Individual	First Franklin Fin'l Corp	Mgs/Westbay Fin'l	
Mortgage Code	Private Party Lender	Conventional	Conventional	Conventional

PROPERTY MAP



\*Lot Dimensions are Estimated