

Property Details Report



Presented by
Provident Title Company



Date: 03/02/2026
Property: 32359 PETERS ST, MENIFEE, CA
92584-5646
APN: 466-432-012
County: RIVERSIDE

Prepared By: SILVERSTAR REALTY
@ABUSSE
3876 ASH STREET
LAKE ELSINORE, CA, 92530
Anastasia@silverstarrealtyca.com

Subject Property Location

Property Address 32359 PETERS ST
City, State & Zip MENIFEE, CA 92584-5646
County RIVERSIDE COUNTY
Mailing Address 32359 PETERS ST, MENIFEE, CA 92584-5646
Census Tract 0427.37
Thomas Bros Pg-Grid

Report Date: 03/02/2026
 Order ID: R211124006

Property Use Single Family Residential
Parcel Number 466-432-012
Latitude 33.652107
Longitude -117.129246

Legal Description Details Lot Number: 35 Tract No: 36785-4 Brief Description: ACRES 0.14000000 ACREAGEQUALCODE AC LOT 35 LOTTYPE L MAPPLATB 477 MAPPLATP 081 SUBDIVISIONNAME TR 36785-4

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s) MILLER JOSEPH ALLEN; TROMBETTI PATRICIA A
Vesting

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	3	Year Built	2021	Living Area (SF)	2,289
	Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Price (\$/SF)	
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	6,098/.14
	Construction Type	Wood	Units		Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$656,245	Tax Amount	\$12,293.78	Tax Rate Area	54-018
	Land Value	\$79,590	Tax Account ID	466432012		
	Improvement Value	\$576,655	Tax Status	Delinquent		
	Improvement Ratio	87.87%	Delinquent Tax Year	2022,2025		
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	04/01/2022	COMPUTER MORTGAGE CORP	\$175,000	NO

Loan Officer Insights

Trans.ID			
1	Loan Officer		NMLS#
	Broker		NMLS#
	Loan Company	COMPUTER MORTGAGE CORPORATION	NMLS#260091

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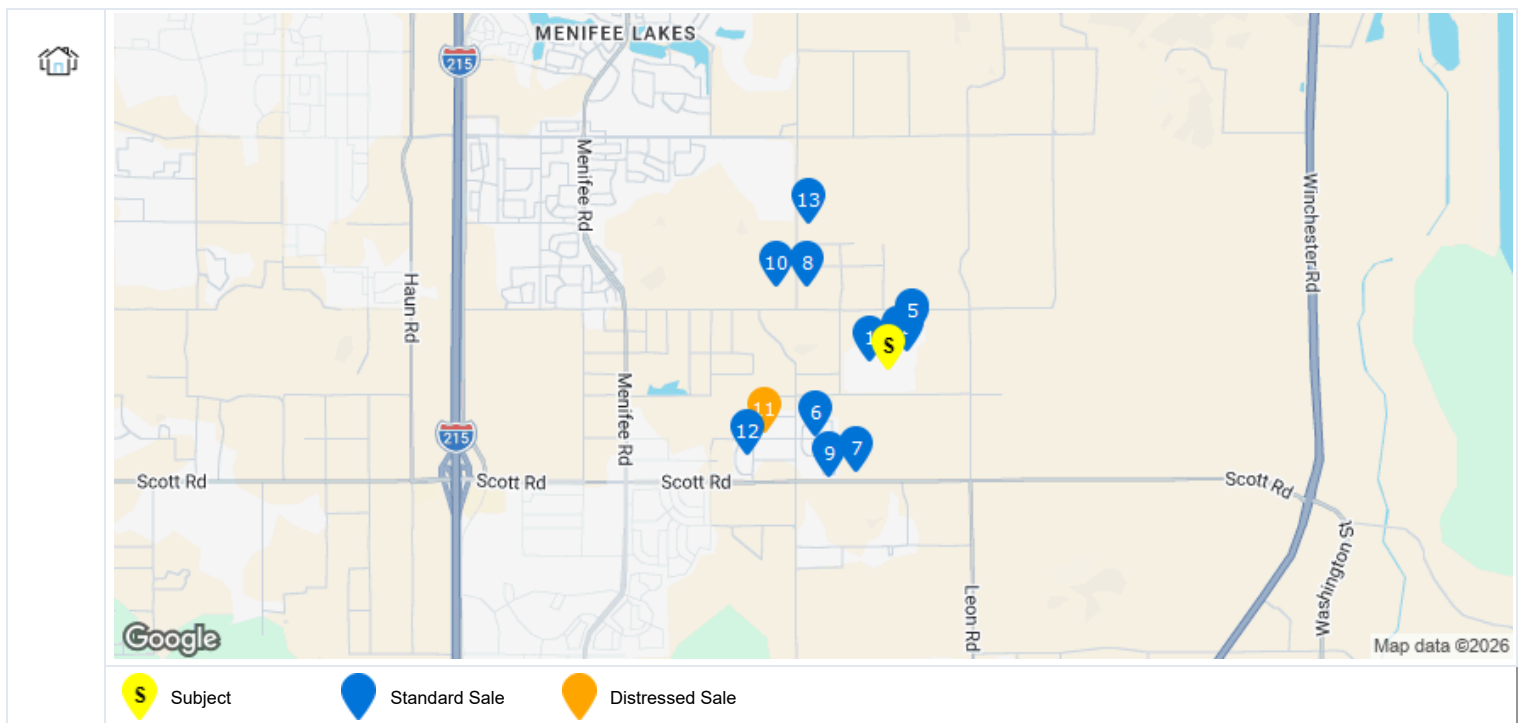
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Area Sales Analysis

Total Area Sales/ Count	\$10,650,500/ 13	Median # of Baths	3	Median Lot Size (SF/AC)	7,792 /.18
Price Range - 2 years	\$560,000 - \$1,210,000	Median # of Bedrooms	4	Median Year Built	2021
Age Range	2 - 40	Median Living Area (SF)	3,152	Median Value	\$790,000
Median Age	5	Median Price (\$/SF)	\$252/SF		

Comparable Sales 13 Comps

Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY				2,289		3		2021	6,098/.14		
1	●	30301 MARSHALL LN	09/03/2025	\$790,000	\$252	3,140		4	3.25	2024	7,335/.17		0.12
2	●	30468 SCHROEDER CT	10/24/2025	\$560,000	\$398	1,408		2	1.75	2023	7,792/.18		0.12
3	●	30542 GONSALEZ CT	02/13/2026	\$715,000	\$244	2,935		5	3.5	2023	6,050/.14		0.15
4	●	32079 BULLARD ST	01/22/2026	\$950,000	\$319	2,977		4	2.5	2022	6,695/.15		0.24
5	●	32057 BULLARD ST	09/19/2025	\$1,009,500	\$275	3,674		5	3.75	2022	7,483/.17		0.25
6	●	32633 COMET CHASE CT	11/20/2025	\$725,000	\$221	3,281		5	3.5	2006	10,890/.25		0.57
7	●	32875 EL CENTRO LN	01/21/2026	\$882,000	\$221	3,993		6	3.75	2006	10,890/.25	Yes	0.63
8	●	29935 MAXINE LN	10/31/2025	\$1,210,000	\$372	3,249		4	3.5	2005	93,218/2.14		0.68
9	●	30082 WHEMBLY CIR	10/08/2025	\$704,000	\$254	2,771		4	3	2015	7,405/.17		0.71
10	●	29801 MAXINE LN	10/03/2025	\$865,000	\$240	3,604		4	2.25	1986	93,218/2.14		0.81
11	●	32670 TOLEWORTH ST	01/06/2026	\$600,000	\$149	4,036		4	3.5	2005	10,018/.23		0.81
12	●	32762 FORGECROFT ST	09/29/2025	\$900,000	\$286	3,152		5	2.75	2022	10,084/.23	Yes	0.96
13	●	31362 BAY HORSE WAY	12/10/2025	\$740,000	\$240	3,084		4	2.75	2021	6,969/.16		0.96



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Report Date: 03/02/2026

Order ID: R211124008

Property Use Single Family Residential
Parcel Number 466-432-012

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/01/2022	Mortgage	Conventional	\$175,000	2022-0156426	MILLER, JOSEPH ALLEN; TROMBETTI, PATRICIA A	
2	04/01/2022	Deed	Intra-family Transfer or Dissolution		2022-0156425	MILLER, JOSEPH ALLEN; TROMBETTI, PATRICIA A	MILLER, JOSEPH ALLEN; TROMBETTI, PATRICIA; MILLER, JOSEPH; TROMBETTI, PATRICIA A
3	11/30/2021	Deed		\$618,500			

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage



Transaction ID	1	Recorder Doc Number	2022-0156426	Recorder Book/Page	
Mortgage Date	03/22/2022	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$175,000	Document Description	Conventional	1st Periodic Floor Rate	
Loan Type	Conventional	Recording Date	04/01/2022	1st Periodic Cap Rate	
Origination Lender Name	COMPUTER MORTGAGE CORP	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
Type Financing		Maturity Date	04/01/2029	IO Period	
Borrower 1	MILLER, JOSEPH ALLEN	Balloon Rider	Y	Prepayment Penalty Rider	
Borrower 2	TROMBETTI, PATRICIA A	Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting	Joint Tenants with Right of Survivorship				

Transfer



Transaction ID	2	Recorder Doc Number	2022-0156425	Partial Interest Transferred	
Transfer Date	03/22/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
Recorder Book/Page		Recording Date	04/01/2022	Property Use	
Buyer 1	MILLER, JOSEPH ALLEN	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants with Right of Survivorship
Buyer 2	TROMBETTI, PATRICIA A	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	32359 PETERS ST, MENIFEE, CA 92584-5646
Seller 1	MILLER, JOSEPH ALLEN	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
Seller 2	TROMBETTI, PATRICIA	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	UNINCORPORATED
Legal Recorder's Map Ref	MB 477 PG 81-88	Legal Subdivision	TRACT NO 36785 4	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	LAWYERS TITLE COMPANY

Transaction Details (cont.) (2)

Transfer

	Transaction ID	3	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$618,500	Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/30/2021	Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			ACRES 0.14000000 ACREAGEQUALCODE AC LOT 35 LOTTYPE L MAPPLATB 477 MAPPLATP 081 SUBDIVISIONNAME TR 36785-4/ / / 36785-4		Title Company Name	

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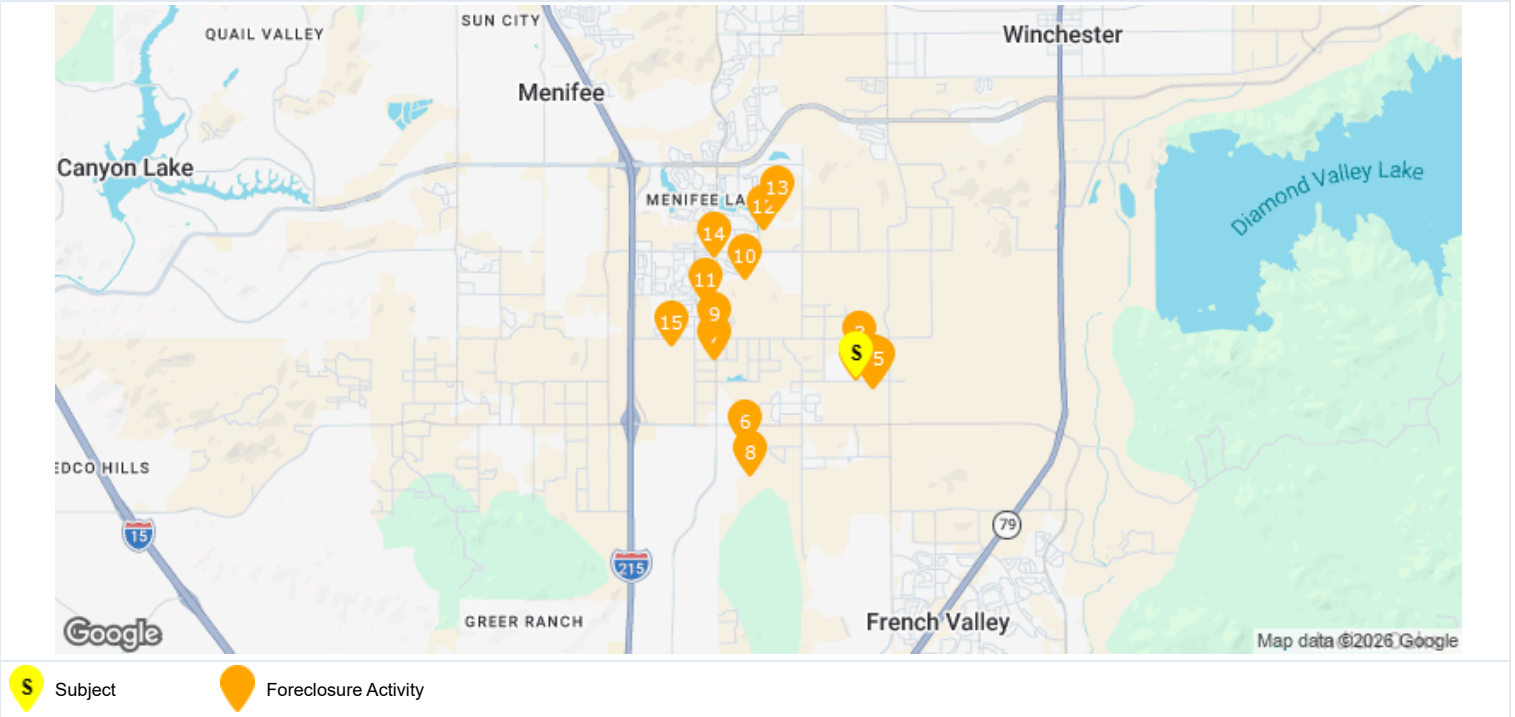
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Order ID: R211124009

Property Use
Parcel Number

Single Family Residential
 466-432-012



Neighborhood Foreclosure Activity

1. Property Address	32469 PETERS ST MENIFEE, CA 92584-5647
Notice of Default	01/29/2026
2. Property Address	32544 JAENICHEN LN MENIFEE, CA 92584-5635
Notice of Default	01/20/2026
3. Property Address	30440 TETRAULT CT MENIFEE, CA 92584-1802
REO	08/30/2024
4. Property Address	32763 JAENICHEN LN MENIFEE, CA 92584-5629
Notice of Default	07/15/2025
5. Property Address	32589 RICHARDSON ST MENIFEE, CA 92584-5637
REO	12/08/2025
Auction Date	07/16/2025
6. Property Address	33061 AQUAMARINE CIR MENIFEE, CA 92584-8282
Notice of Default	01/22/2026
7. Property Address	32150 HALEBLIAN RD MENIFEE, CA 92584-9421
Notice of Lis Pendens	08/05/2025
8. Property Address	33408 LAZURITE WAY MENIFEE, CA 92584-7798
REO	11/12/2024

Neighborhood Foreclosure Activity (cont.) (2)

9. Property Address	31817 MIDDLEBROOK LN MENIFEE, CA 92584-7479
Notice of Default	12/24/2025
10. Property Address	29130 SHADOW HILLS ST MENIFEE, CA 92584-7671
Notice of Default	02/17/2026
11. Property Address	28641 SUMMER LN MENIFEE, CA 92584-7429
Notice of Default	10/15/2025
12. Property Address	29361 FENWICK CIR MENIFEE, CA 92584-6963
Notice of Default	09/04/2025
13. Property Address	30344 WOODBURY CIR MENIFEE, CA 92584-6920
Notice of Default	02/18/2026
14. Property Address	28778 FIRST STAR CT MENIFEE, CA 92584-7658
Notice of Default	06/05/2025
15. Property Address	31890 ROUGE LN MENIFEE, CA 92584-7243
Notice of Sale	12/23/2025
Auction Date	01/30/2026

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Order ID: R211124010

Property Use
Parcel Number

Single Family Residential
 466-432-012

Population

Year	Zip 92584	National
2011	42,396	306,603,772
2020	54,130	326,569,308
Growth Rate	27.7%	6.5%
Growth Centile	87.5%	62.5%

Households

Year	Zip 92584	National
2011	12,466	114,761,359
2020	15,112	122,354,219
Household Growth Rate	21.2%	6.6%
Average Household Size	3.6	2.6

Families

Year	Zip 92584	National
2011	10,183	76,507,230
2020	13,101	79,849,830
Family Growth Rate	28.7%	4.4%

Age Distribution/Gender Ratio

as of 2020 U.S. Census

Age	Zip 92584	National
0-4	7.5%	6.0%
5-9	7.9%	6.1%
10-14	7.8%	6.5%
15-19	6.5%	6.5%
20-24	5.1%	6.7%
25-44	29.2%	26.5%
45-64	22.9%	25.6%
65-84	11.3%	14.1%
85+	1.5%	2.0%
Gender Ratio		
Male Ratio	49.2%	49.2%
Female Ratio	50.8%	50.8%

Household Income

as of 2020 U.S. Census

Income	Zip 92584	National
% < \$25K	6.5%	18.4%
% \$25K-50K	12.1%	20.6%
% \$50K-100K	33.3%	30.0%
% \$100K-150K	24.4%	15.6%
% >\$150K	15.2%	7.1%

Median Household Income

as of 2020 U.S. Census

Year	Zip 92584	National
2020	\$97,674	\$64,994
Per Capita Income	\$31,375	\$34,299

Household Centile

as of 2020 U.S. Census

National	90.5%
State	74.5%

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Subject Property

Address	32359 PETERS ST, MENIFEE, CA 92584			APN	466-432-012
Owner	MILLER JOSEPH ALLEN; TROMBETTI PATRICIA A			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2021	Living Area (SF)	2,289
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #1

Address	32381 PETERS ST, MENIFEE, CA 92584			APN	466-432-013
Owner	BARSZ MICHEAL			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2021	Living Area (SF)	2,615
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #2

Address	32337 PETERS ST, MENIFEE, CA 92584			APN	466-432-011
Owner	VO KEVIN HAI			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #3

Address	32358 PARKER ST, MENIFEE, CA 92584			APN	466-432-009
Owner	WICKMAN KOLBY LEE; WICKMAN ISABELLA			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2021	Living Area (SF)	2,289
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #4

Address	32380 PARKER ST, MENIFEE, CA 92584			APN	466-432-008
Owner	TAYLOR AMIO LINDA			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #5

Address	32336 PARKER ST, MENIFEE, CA 92584			APN	466-432-010
Owner	BANKOLE, TAIWO PETER; KEHINDE, CHARLOTTE ADETOUN			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #6

Address	32403 PETERS ST, MENIFEE, CA 92584			APN	466-432-014
Owner	PATRICOLA JAMES A; PATRICOLA ANGELICA G			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2021	Living Area (SF)	2,289
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #7

Address	32402 PARKER ST, MENIFEE, CA 92584			APN	466-432-007
Owner	HIDALGO DAVID; HIDALGO MARGARET			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2021	Living Area (SF)	2,615
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #8					
Address	32382 PETERS ST, MENIFEE, CA 92584			APN	466-433-014
Owner	LOMELI RAFAEL; LOMELI LAUREN			Lot Size (SF/AC)	7,405/.17
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #9					
Address	32425 PETERS ST, MENIFEE, CA 92584			APN	466-432-015
Owner	LAGERA PAMELA MACARANAS			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #10					
Address	32404 PETERS ST, MENIFEE, CA 92584			APN	466-433-013
Owner	COSENZA RICKY			Lot Size (SF/AC)	7,405/.17
Bedrooms	3	Year Built	2021	Living Area (SF)	2,615
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #11					
Address	32424 PARKER ST, MENIFEE, CA 92584			APN	466-432-006
Owner	AGUILAR DOJO; AGUILAR CHRISTINE			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	2021	Living Area (SF)	2,653
Bathrooms/Partial	3.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #12					
Address	30410 DUNN DR, MENIFEE, CA 92584			APN	466-462-009
Owner	MERINO FAMILY 2023 TRUST (DTD 11/30/23); MERINO CHARLES MICHAEL			Lot Size (SF/AC)	6,716/.15
Bedrooms	3	Year Built	2022	Living Area (SF)	2,075
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #13					
Address	32447 PETERS ST, MENIFEE, CA 92584			APN	466-432-016
Owner	CARDINALLO MATTHEW; CARDINALLO CHRISTINA			Lot Size (SF/AC)	6,098/.14
Bedrooms	3	Year Built	2023	Living Area (SF)	2,289
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #14					
Address	30398 DUNN DR, MENIFEE, CA 92584			APN	466-462-008
Owner	CASTRO NOLBERTO; CASTRO CARMEN INES			Lot Size (SF/AC)	6,372/.15
Bedrooms	2	Year Built	2022	Living Area (SF)	1,408
Bathrooms/Partial	1.75	Garage Type/Parking Spaces	Attached Garage/2	Phones	

Nearby Neighbor #15					
Address	30436 PIPKIN CT, MENIFEE, CA 92584			APN	466-433-012
Owner	DEL ANGEL MARIO; DEL ANGEL MELISSA			Lot Size (SF/AC)	6,969/.16
Bedrooms	3	Year Built	2023	Living Area (SF)	2,615
Bathrooms/Partial	2.5	Garage Type/Parking Spaces	Attached Garage/2	Phones	

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Public School Summary

School Name	Grades	Distance from Subject Property
Kirkpatrick (Callie) Elementary	Kindergarten - Grade 5	2.62 miles
Morrison (Chester W.) Elementary	Kindergarten - Grade 5	4.03 miles
Bell Mountain Middle	Grade 6 - Grade 8	2.60 miles
Temecula Preparatory Charter	Kindergarten - Grade 12	3.61 miles

Kirkpatrick (Callie) Elementary

Address	28800 Reviere Dr. Menifee, CA 92584-2584	Kindergarten	117
Phone Number	909-672-6420	Grade 1	125
Distance from Subject Property	2.62 miles	Grade 2	145
Grades	Kindergarten - Grade 5	Grade 3	143
Student Teacher Ratio	1:21.6	Grade 4	126
Full Time Equivalent Administrators	37	Grade 5	151
API Score	800	Total	807

Morrison (Chester W.) Elementary

Address	30250 Bradley Rd. Menifee, CA 92584-2584	Kindergarten	78
Phone Number	909-679-7076	Grade 1	88
Distance from Subject Property	4.03 miles	Grade 2	78
Grades	Kindergarten - Grade 5	Grade 3	87
Student Teacher Ratio	1:20.5	Grade 4	89
Full Time Equivalent Administrators	47	Grade 5	106
API Score	800	Total	526

Bell Mountain Middle

Address	28525 La Piedra Rd. Menifee, CA 92584-2584	Grade 6	548
Phone Number	909-301-8496	Grade 7	577
Distance from Subject Property	2.60 miles	Grade 8	553
Grades	Grade 6 - Grade 8	Total	1678
Student Teacher Ratio	1:25.2		
Full Time Equivalent Administrators	60		
API Score	800		

Temecula Preparatory Charter

Address	31777 Algarve Ave. Winchester, CA 92596-2596	Kindergarten	70
Phone Number	909-926-6797	Grade 1	40
Distance from Subject Property	3.61 miles	Grade 2	38
Grades	Kindergarten - Grade 12	Grade 3	39
Student Teacher Ratio	1:16.1	Grade 4	50
Full Time Equivalent Administrators	26	Grade 5	51
API Score	1000	Grade 6	52
		Grade 7	26
		Grade 8	24
		Grade 9	43
		Grade 10	29
		Grade 11	24
		Grade 12	22
		Total	508

SCHOOL DISTRICTS

TEMECULA VALLEY UNIFIED

Address	31350 RANCHO VISTA RD. TEMECULA, CA 92592-6202	Pupil Teacher Ratio	21.7:1	No of Teacher Aids	245
		Total Enrollment	27,298	No of Guidance Counselors	29.6
Phone Number	951-676-2661	No of High School Graduates	N/A	No of School Administrators	49.2
Grades	KG-12	Number of Teachers	1255.9	Number of Schools	30

MENIFEE UNION ELEMENTARY

Address	30205 MENIFEE RD. MENIFEE, CA 92584-8109	Pupil Teacher Ratio	21.5:1	No of Teacher Aids	37.5
		Total Enrollment	7,444	No of Guidance Counselors	1
Phone Number	951-672-1851	No of High School Graduates	N/A	No of School Administrators	18
Grades	KG-12	Number of Teachers	346.8	Number of Schools	10

About

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private School Summary

School Name	Grades	Distance from Subject Property
Good Shepherd Lutheran School	Prekindergarten - Grade 5	4.20 miles
His Light Christian Academy	Grade 3 - Grade 12	5.70 miles
Kindercare Learning Centers, Inc.	Prekindergarten - Kindergarten	6.35 miles
Murrieta Ranch Preschool	Prekindergarten - Kindergarten	6.93 miles
Calvary Chapel Christian Schools -MURRIETA	Prekindergarten - Grade 12	7.31 miles
Oak Grove Institute	Grade 2 - Grade 12	7.73 miles
Abc Village	Prekindergarten - Kindergarten	7.93 miles
Las Brisas Christian Academy	Kindergarten - Grade 6	7.96 miles

GOOD SHEPHERD LUTHERAN SCHOOL

Address	26800 NEWPORT ROAD MENIFEE, CA 92584-9086	Prekindergarten	196
Phone Number	951-672-6675	Kindergarten	40
Distance from Subject Property	4.20 miles	Grade 1	40
Gender	Coed	Grade 2	18
Grades	Prekindergarten - Grade 5	Grade 3	21
Affiliation	Lutheran Church - Missouri Synod	Grade 4	20
Student Teacher Ratio	1:17.9	Grade 5	6
Full Time Equivalent Administrators	8.1	Total	341

HIS LIGHT CHRISTIAN ACADEMY

Address	26701 MCCALL BLVD SUN CITY, CA 92586-2221	Grade 3	4
Phone Number	951-285-8200	Grade 7	1
Distance from Subject Property	5.70 miles	Grade 9	1
Gender	Coed	Grade 10	1
Grades	Grade 3 - Grade 12	Grade 11	1
Affiliation	Assembly of God	Grade 12	1
Student Teacher Ratio	1:1.3	Total	9
Full Time Equivalent Administrators	7.1		

KINDERCARE LEARNING CENTERS, INC.

Address	24369 SKYVIEW RIDGE DRIVE MURRIETA, CA 92562-3907	Prekindergarten	50
Phone Number	951-696-0825	Kindergarten	9
Distance from Subject Property	6.35 miles	Total	59
Gender	Coed		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:9.0		
Full Time Equivalent Administrators	1		

MURRIETA RANCH PRESCHOOL

Address	24850 LINCOLN AVENUE MURRIETA, CA 92562-5808	Prekindergarten	160
Phone Number	951-677-0207	Kindergarten	24
Distance from Subject Property	6.93 miles	Total	184
Gender	N/A		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:12.0		
Full Time Equivalent Administrators	2		

CALVARY CHAPEL CHRISTIAN SCHOOLS -MURRIETA

Address	24225 MONROE AVENUE	Prekindergarten	24
	MURRIETA, CA 92562-9506	Kindergarten	77
Phone Number	951-677-5667	Grade 1	93
Distance from Subject Property	7.31 miles	Grade 2	84
Gender	Coed	Grade 3	89
Grades	Prekindergarten - Grade 12	Grade 4	96
Affiliation	Christian (no specific denomination)	Grade 5	83
Student Teacher Ratio	1:17.0	Grade 6	101
Full Time Equivalent Administrators	72.1	Grade 7	112
		Grade 8	107
		Grade 9	112
		Grade 10	103
		Grade 11	87
		Grade 12	85
		Total	1253

OAK GROVE INSTITUTE

Address	24275 JEFFERSON AVENUE	Grade 2	1
	MURRIETA, CA 92562-7285	Grade 4	7
Phone Number	951-677-5599	Grade 5	9
Distance from Subject Property	7.73 miles	Grade 6	6
Gender	Coed	Grade 7	6
Grades	Grade 2 - Grade 12	Grade 8	15
Affiliation	Nonsectarian	Grade 9	25
Student Teacher Ratio	1:10.5	Grade 10	30
Full Time Equivalent Administrators	15	Grade 11	26
		Grade 12	21
		Total	146

ABC VILLAGE

Address	40045 VILLAGE ROAD	Prekindergarten	372
	TEMECULA, CA 92591-7503	Kindergarten	36
Phone Number	951-491-0940	Total	408
Distance from Subject Property	7.93 miles		
Gender	Coed		
Grades	Prekindergarten - Kindergarten		
Affiliation	Nonsectarian		
Student Teacher Ratio	1:18.0		
Full Time Equivalent Administrators	2		

LAS BRISAS CHRISTIAN ACADEMY

Address	24270 ADAMS AVENUE	Kindergarten	39
	MURRIETA, CA 92562-7213	Grade 1	16
Phone Number	909-677-8468	Grade 2	11
Distance from Subject Property	7.96 miles	Grade 3	4
Gender	Coed	Grade 4	15
Grades	Kindergarten - Grade 6	Grade 5	18
Affiliation	Baptist	Grade 6	8
Student Teacher Ratio	1:15.2	Total	111
Full Time Equivalent Administrators	7.3		

About**Private Schools**

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.