

4044 Shada Ln, Corona, CA 92883-3695, Riverside County

APN: 279-543-006 CLIP: 1023309337

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	3	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,956	N/A	2023	CONDO	

OWNER INFORMATION			
Owner Name	Liu	Tax Billing Zip	92831
Owner Name 2	Liu Zihe	Tax Billing Zip+4	4330
Mail Owner Name	Liu	Owner Vesting	
Tax Billing Address	2483 E Commonwealth Ave	Owner Occupied	No
Tax Billing City & State	Fullerton, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$1,047,088	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	94 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	74 / 100	Walkable Score	3 / 100
Total Incidents (1 yr)	50	Q1 Home Price Forecast	\$1,060,338
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	5%

LOCATION INFORMATION			
Zip Code	92883	TGNO	
Carrier Route	R068	Census Tract	481.00
Zoning		Topography	
Tract Number	37644	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zones	No
Location Influence			

TAX INFORMATION			
APN	279-543-006	Tax Appraisal Area	
Alternate APN	279-543-006	Lot	20
Exemption(s)		Block	
% Improved	70%	Water Tax Dist	Western
Tax Area	004151	Fire Dept Tax Dist	
Legal Description	RECMAPTTYPE CONDOMINIUMMAPLOTTYPE S UNIT 136 MAPPLAT B 291 MAPPLATP 179 SUBDIVISION NAME TR 37644		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$694,609	\$713,685	\$249,984
Assessed Value - Land	\$209,100	\$213,685	\$249,984
Assessed Value - Improved	\$485,509	\$500,000	
YOY Assessed Change (\$)	-\$19,076	\$463,701	
YOY Assessed Change (%)	-2.67%	185.49%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$7,015		
2024	\$12,248	\$5,233	74.6%
2025	\$12,238	-\$10	-0.08%
Special Assessment	Tax Amount		
Cfd 2016-1 (Public Services) S	\$674.58		
Cfd 2018-1 la 2 Bed	\$3,447.18		
Cfd 2018-1 (Bedford) la 2. Tax	\$279.86		
Fld Cntl Stormwater/Cleanwater	\$3.74		

Csa 152-Corona Stormwater	\$10.00
Nw Mosquito & Vector Cont Dist	\$1.66
Mwd Standby West	\$9.22
Total Of Special Assessments	\$4,426.24

CHARACTERISTICS			
County Land Use	Condo Or PUD With Private Entr	Cooling Type	Central
Universal Land Use	Condominium	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	431
Lot Acres		Parking Type	Attached Garage
Lot Area		Parking Spaces	
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	1,956	Roof Frame	
Gross Area	2,387	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	4	Foundation	
Total Baths	3	Pool	
MLS Total Baths		Year Built	2023
Full Baths	3	Effective Year Built	2023
Half Baths		Other Impvs	
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces		Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

ESTIMATED VALUE			
RealAVM™	\$768,600	Confidence Score	94
RealAVM™ Range	\$717,600 - \$819,600	Forecast Standard Deviation	7
Value As Of	11/17/2025		

(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.

RENTAL TRENDS			
Estimated Value	4077	Cap Rate	3%
Estimated Value High	4471	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	3683		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Original List Price	
MLS Status		Pending Date	
MLS Source		Closing Date	
MLS Area		MLS Sale Price	
MLS Status Change Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	

MLS Listing #

MLS Status

MLS Listing Date
 MLS Listing Price
 MLS Orig Listing Price
 MLS Close Date
 MLS Listing Close Price
 MLS Listing Cancellation Date
 MLS Source History

LAST MARKET SALE & SALES HISTORY

Recording Date		Sale Type	
Sale Date		Deed Type	
Sale Price		Owner Name	Liu
Price Per Square Feet		Owner Name 2	Liu Zihe
Multi/Split Sale		Seller	
Document Number			

Recording Date

Sale Date

Sale Price

Nominal

Buyer Name

Seller Name

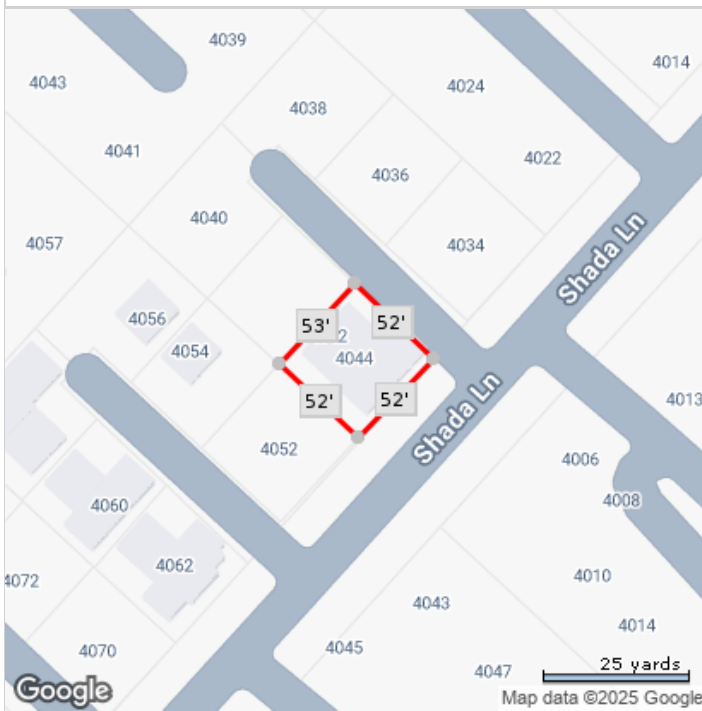
Document Number

Document Type

MORTGAGE HISTORY

Mortgage Date	09/12/2024
Mortgage Amount	\$520,000
Mortgage Lender	Summit Mtg Bankers Inc
Mortgage Code	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

