

3313 Big Dipper Cir, Corona, CA 92882-8334, Riverside County

APN: 114-521-014 CLIP: 8031768112

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	5	3	1	\$420,000	10/24/2008
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,072	N/A	2001	CONDO	

OWNER INFORMATION			
Owner Name	Glaab Michael	Tax Billing Zip	92882
Owner Name 2	Glaab Melissa	Tax Billing Zip+4	8334
Mail Owner Name	Michael & Melissa Glaab	Owner Vesting	Husband/Wife
Tax Billing Address	3313 Big Dipper Cir	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$1,017,563	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	95 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	76 / 100	Walkable Score	52 / 100
Total Incidents (1 yr)	42	Q1 Home Price Forecast	\$1,027,985
Standardized Test Rank	69 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
Zip Code	92882	TGNO	
Carrier Route	R049	Census Tract	418.03
Zoning		Topography	
Tract Number	28152-2	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zone	Yes (X, X500)
Location Influence			

TAX INFORMATION			
APN	114-521-014	Tax Appraisal Area	
Alternate APN	114-521-014	Lot	1
Exemption(s)	Homeowner	Block	
% Improved	76%	Water Tax Dist	Western
Tax Area	004076	Fire Dept Tax Dist	
Legal Description	.16 ACRES M/L IN UNIT 21 CM 113/177 INT IN COMMON IN LOT 1,4,5 OF TR 28152-2 MB 280/		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$527,965	\$517,614	\$507,466
Assessed Value - Land	\$128,766	\$126,242	\$123,767
Assessed Value - Improved	\$399,199	\$391,372	\$383,699
YOY Assessed Change (\$)	\$10,351	\$10,148	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$7,216		
2023	\$6,972	-\$244	-3.38%
2024	\$7,052	\$80	1.14%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.60
Csa 152-Corona Stormwater	\$10.00
Corona Lmd 84-2 Zn 20	\$415.22
Corona Lmd 84-1	\$38.56
Cfd 99-2 Area A Corona-Norco U	\$898.00

Nw Mosquito & Vector Cont Dist	\$12.86
Mwd Standby West	\$9.22
Total Of Special Assessments	\$1,387.46

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	571
Lot Acres		Parking Type	Attached Garage
Lot Area		Parking Spaces	MLS: 3
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	3,072	Roof Frame	
Gross Area	3,643	Roof Shape	
2nd Floor Area		Construction Type	Frame
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	Tax: 6 MLS: 5	Foundation	
Total Baths	4	Pool	
MLS Total Baths	4	Year Built	2001
Full Baths	3	Effective Year Built	2001
Half Baths	1	Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality	Average	Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

ESTIMATED VALUE			
RealAVM™	\$957,000	Confidence Score	92
RealAVM™ Range	\$889,500 - \$1,024,600	Forecast Standard Deviation	7
Value As Of	10/27/2025		

(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	3464	Cap Rate	2.2%
Estimated Value High	4147	Forecast Standard Deviation (FSD)	0.2
Estimated Value Low	2781		

(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	K08134566	MLS Original List Price	\$379,900
MLS Status	Closed	Pending Date	
MLS Source	CRM	Closing Date	10/24/2008
MLS Area	248 - CORONA	MLS Sale Price	\$420,000
MLS Status Change Date	10/27/2008	MLS Listing Agent	Kleonjos-Joseph Leonardi
MLS Current List Price	\$379,900	MLS Listing Broker	OMNI REAL ESTATE SOLUTIONS

MLS Listing #	I08085626	K500693	S320923	I318516
MLS Status	Expired	Expired	Expired	Closed
MLS Listing Date	06/10/2008	01/28/2005	06/24/2003	06/16/2003

MLS Listing Price	\$385,000	\$684,900	\$482,500	\$482,500
MLS Orig Listing Price	\$385,000		\$482,500	
MLS Close Date				08/27/2003
MLS Listing Close Price				\$485,000
MLS Listing Cancellation Date				
MLS Source History	CRM	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY				
Recording Date	10/24/2008		Sale Type	Unknown
Sale Date	Tax: 10/07/2008 MLS: 10/24/2008		Deed Type	Grant Deed
Sale Price	\$410,000		Owner Name	Glaab Michael
Price Per Square Feet	\$133.46		Owner Name 2	Glaab Melissa
Multi/Split Sale			Seller	Washington Mutual Bk
Document Number	569085			

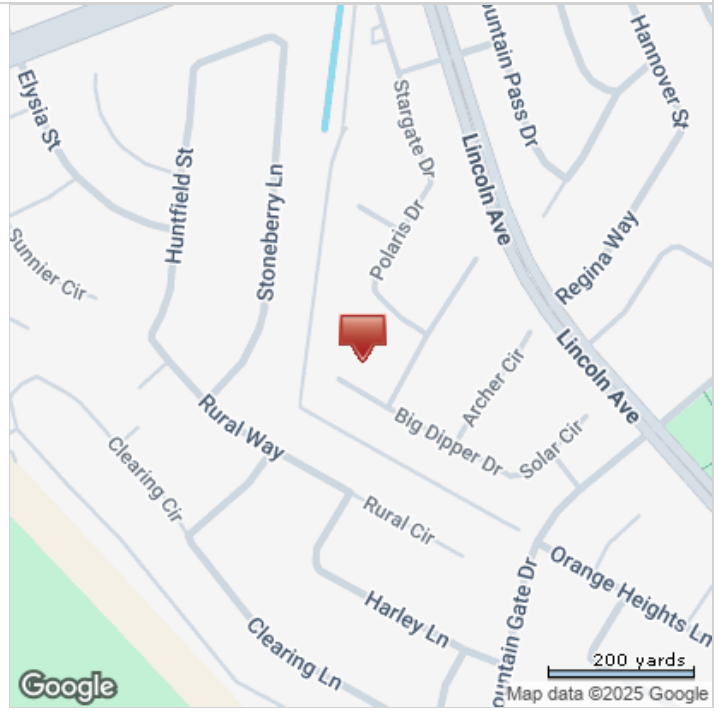
Recording Date	08/17/2012	10/24/2008	08/21/2008	11/04/2005	08/27/2003
Sale Date	08/03/2012	10/07/2008	08/12/2008	10/28/2005	07/23/2003
Sale Price		\$410,000	\$293,750		
Nominal	Y			Y	Y
Buyer Name	Glaab Michael & Melissa	Glaab Michael & Melissa	Washington Mutual Bk	Zamorano Pierre	Zamorano Pierre
Seller Name	Glaab Michael & Malissa	Washington Mutual Bk	Quality Loan Service Corp	Zamorano Tanya S	Zamorano Tanya S
Document Number	393920	569085	463512	920043	660676
Document Type	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)	Interspousal Deed Transfer	Interspousal Deed Transfer

Recording Date		08/27/2003		05/31/2001	
Sale Date		07/01/2003		05/15/2001	
Sale Price		\$485,000		\$340,500	
Nominal					
Buyer Name		Zamorano Pierre		Zahrobsky Richard L II & Laurie R	
Seller Name		Zahrobsky Richard L II & Laurie R		Gf Mountain Gate LLC	
Document Number		660675		243286	
Document Type		Grant Deed		Grant Deed	

MORTGAGE HISTORY					
Mortgage Date	09/17/2020	08/17/2012	11/14/2011	10/24/2008	11/04/2005
Mortgage Amount	\$314,000	\$365,700	\$364,500	\$369,000	\$145,000
Mortgage Lender	Cashcall Mtg	Greenlight Fin'l Svcs	Greenlight Fin'l Svcs	Amtrust Bk	Countrywide Hm Lns Inc
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/16/2004	08/27/2003	11/13/2002
Mortgage Amount	\$445,000	\$436,500	\$82,500
Mortgage Lender	Washington Mutual Bk Fa	Downey S&L Assn Fa	Mission Hills Mtg Bankers
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated