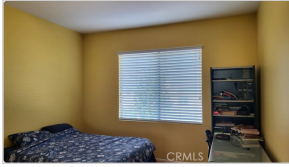


1659 Via Sevilla St, Corona, CA 92881-0778, Riverside County 📍 Expired Listing

APN: 116-230-014 CLIP: 3072396245



MLS Beds 6	MLS Full Baths 4	Half Baths N/A	Sale Price \$461,000	Sale Date 04/22/2003
MLS Sq Ft 3,819	Lot Sq Ft 10,454	MLS Yr Built 2003	Type SFR	

OWNER INFORMATION

Owner Name	Lee Myung Hyun	Tax Billing Zip	92881
Owner Name 2		Tax Billing Zip+4	0778
Mail Owner Name	Myung Hyun Lee	Owner Vesting	Married Woman
Tax Billing Address	1659 Via Sevilla St	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	\$1,239,796	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	96 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	71 / 100	Walkable Score	55 / 100
Total Incidents (1 yr)	55	Q1 Home Price Forecast	\$1,252,584
Standardized Test Rank	70 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION

Zip Code	92881	TGNO	
Carrier Route	R054	Census Tract	479.02
Zoning		Topography	
Tract Number	29000-3	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

TAX INFORMATION

APN	116-230-014	Tax Appraisal Area	
Alternate APN	116-230-014	Lot	14
Exemption(s)		Block	
% Improved	74%	Water Tax Dist	Western
Tax Area	004000	Fire Dept Tax Dist	
Legal Description	.24 ACRES IN LOT 14 MB 316/041 TR 29000-3		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$654,850	\$642,010	\$629,423
Assessed Value - Land	\$170,601	\$167,256	\$163,977
Assessed Value - Improved	\$484,249	\$474,754	\$465,446
YOY Assessed Change (\$)	\$12,840	\$12,587	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$9,147		
2023	\$9,282	\$135	1.47%
2024	\$9,383	\$101	1.09%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.76
Csa 152-Corona Stormwater	\$10.00
Corona Lmd 84-1	\$67.36
Cfd 2001-1 Lcmd Corona	\$153.56
Cfd 01-1 Area B Corona-Norco U	\$2,004.38
Nw Mosquito & Vector Cont Dist	\$12.86

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	917
Lot Acres	0.24	Parking Type	Attached Garage
Lot Area	10,454	Parking Spaces	MLS: 4
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	3,819	Roof Frame	
Gross Area	4,736	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	6	Foundation	
Total Baths	4	Pool	
MLS Total Baths	4	Year Built	2003
Full Baths	4	Effective Year Built	2003
Half Baths		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		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

ESTIMATED VALUE			
RealAVM™	\$1,340,800	Confidence Score	85
RealAVM™ Range	\$1,226,500 - \$1,455,200	Forecast Standard Deviation	9
Value As Of	08/04/2025		

(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	4898	Cap Rate	2.5%
Estimated Value High	5691	Forecast Standard Deviation (FSD)	0.16
Estimated Value Low	4105		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an 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 Amount estimate will fall within, based on the consistency of the information available to the Rental Amount 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	IG22218224	MLS Original List Price	\$4,400
MLS Status	Expired	Pending Date	
MLS Source	CRM	Closing Date	
MLS Area	248 - CORONA	MLS Sale Price	
MLS Status Change Date	12/01/2022	MLS Listing Agent	Kchoranh-Ran Cho
MLS Current List Price	\$4,400	MLS Listing Broker	NEW STAR REALTY

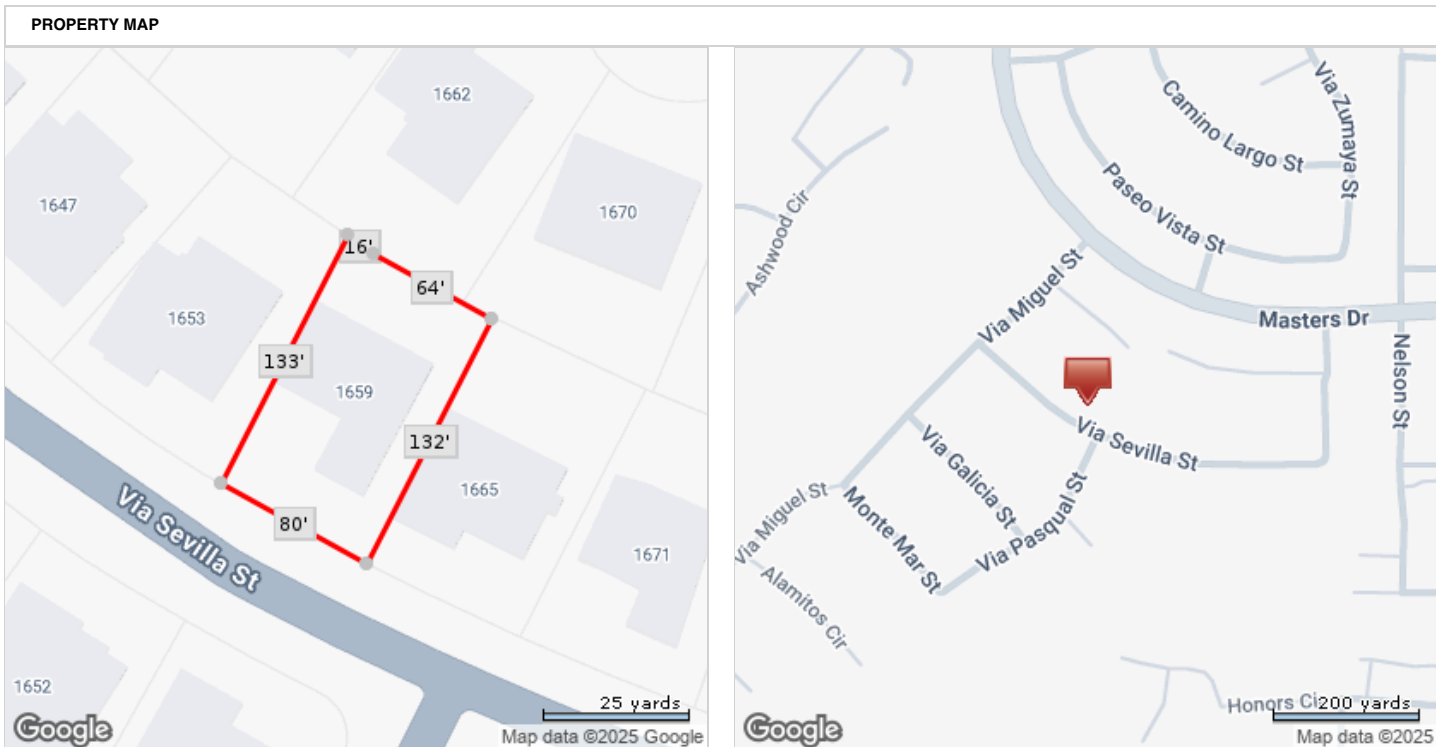
MLS Listing #	K12058722	K12021251	K11001560	K09117540	K09001610
MLS Status	Expired	Expired	Expired	Expired	Canceled
MLS Listing Date	05/09/2012	02/16/2012	01/05/2011	11/03/2009	01/05/2009
MLS Listing Price	\$559,000	\$559,000	\$559,000	\$559,000	\$569,000
MLS Orig Listing Price	\$559,000	\$559,000	\$559,000	\$559,000	\$569,000

MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	04/07/2009
MLS Source History	CRM CRM CRM CRM CRM CRM
MLS Listing #	K08116917
MLS Status	Canceled
MLS Listing Date	08/11/2008
MLS Listing Price	\$569,000
MLS Orig Listing Price	\$599,000
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	01/05/2009
MLS Source History	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/17/2003	Sale Type	Full
Sale Date	04/22/2003	Deed Type	Grant Deed
Sale Price	\$461,000	Owner Name	Lee Myung Hyun
Price Per Square Feet	\$120.71	Owner Name 2	
Multi/Split Sale		Seller	Crc Estates
Document Number	818403		

Recording Date	10/17/2003
Sale Date	04/22/2003
Sale Price	\$461,000
Nominal	
Buyer Name	Lee Myung H
Seller Name	Crc Estates
Document Number	818403
Document Type	Grant Deed

MORTGAGE HISTORY	
Mortgage Date	10/17/2003
Mortgage Amount	\$360,000
Mortgage Lender	Countrywide Hm Lns Inc
Mortgage Code	Conventional



*Lot Dimensions are Estimated