

# 2035 San Diego Dr

**Seller Names for RPA: The Mark & Mary See Family Trust Dated November 13, 2015**



- **Upgrades**
  - Luxury Plank Flooring (2023)
  - New Carpet Upstairs (2024)
  - New Double Pane Windows (2015)
  - Custom Patio Cover + TREX Enhanced Decking
  - PEX Pipe Plumbing (2025)
  - Stainless Steel Appliances (2026)
- **Ages of Major Systems**
  - Dual-Zoned HVAC System (2021)
  - New Hot Water Heater (2025)
  - Roof (Original)



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	MLS Half Baths <b>1</b>	MLS List Price <b>\$679,000</b>	Sale Date <b>N/A</b>
MLS Sq Ft <b>1,516</b>	Lot Sq Ft <b>3,049</b>	MLS Yr Built <b>1992</b>	Type <b>SFR</b>	

**OWNER INFORMATION**

Owner Name	See Mark D	Tax Billing Zip	92882
Owner Name 2	See Mary C	Tax Billing Zip+4	6429
Mail Owner Name	Mark D & Mary C See	Owner Vesting	
Tax Billing Address	2035 San Diego Dr	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

**COMMUNITY INSIGHTS**

Median Home Value	\$922,005	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	48 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	57 / 100	Walkable Score	42 / 100
Total Incidents (1 yr)	70	Q1 Home Price Forecast	\$913,352
Standardized Test Rank	57 / 100	Last 2 Yr Home Appreciation	9%

**LOCATION INFORMATION**

Zip Code	92882	TGNO	
Carrier Route	C062	Census Tract	419.13
Zoning		Topography	
Tract Number	23876	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zone	Yes (A, X)
Location Influence			

**TAX INFORMATION**

APN	102-774-002	Tax Appraisal Area	
Alternate APN	102-774-002	Lot	58
Exemption(s)	Homeowner	Block	
% Improved	71%	Water Tax Dist	Western
Tax Area	004047	Fire Dept Tax Dist	
Legal Description	LOT 58 MB 214/053 TR 23876		

**ASSESSMENT & TAX**

Assessment Year	2025	2024	2023
Assessed Value - Total	\$296,411	\$290,600	\$284,903
Assessed Value - Land	\$86,659	\$84,960	\$83,295
Assessed Value - Improved	\$209,752	\$205,640	\$201,608
YOY Assessed Change (\$)	\$5,811	\$5,697	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$3,761		
2024	\$3,806	\$45	1.2%
2025	\$3,915	\$109	2.86%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.74
Csa 152-Corona Stormwater	\$10.00
Corona Lcmd 84-2 Zn 10	\$623.70
Corona Lmd 84-1	\$11.50
Nw Mosquito & Vector Cont Dist	\$2.24

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	453
Lot Acres	0.07	Parking Type	Attached Garage
Lot Area	3,049	Parking Spaces	2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	1,516	Roof Frame	
Gross Area	1,969	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	3	Foundation	
Total Baths	3	Pool	
MLS Total Baths	3	Year Built	1992
Full Baths	2	Effective Year Built	1992
Half Baths	1	Other Impvs	
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			

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$675,300	Confidence Score	86
RealAVM™ Range	\$619,100 - \$731,500	Forecast Standard Deviation	8
Value As Of	04/06/2026		

(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	3749	Cap Rate	4.4%
Estimated Value High	3983	Forecast Standard Deviation (FSD)	0.06
Estimated Value Low	3515		

(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	<a href="#">IG26057865</a>	MLS Original List Price	\$679,000
MLS Status	Active	Pending Date	
MLS Source	CRM	Closing Date	
MLS Area	248 - CORONA	MLS Sale Price	
MLS Status Change Date	04/09/2026	MLS Listing Agent	Igkellmcl-Kelly McLaren
MLS Current List Price	\$679,000	MLS Listing Broker	KELLER WILLIAMS REALTY

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	09/02/1998	Sale Type	
Sale Date		Deed Type	Quit Claim Deed
Sale Price		Owner Name	See Mark D
Price Per Square Feet		Owner Name 2	See Mary C
Multi/Split Sale		Seller	
Document Number	<a href="#">374409</a>		

Recording Date	11/30/2015	12/12/2001	09/02/1998	09/01/1993	11/09/1992
Sale Date	11/13/2015	12/04/2001			
Sale Price					\$172,500
Nominal	Y	Y			
Buyer Name	See Mark & Mary Family Trust	See Mark D & Mary C	See Mary C	Realty Dealers	See Mark D
Seller Name	See Mark D & Mary C	See Mark D		See Mark D & Griffith Mary C	Udc-Universal Development Lp
Document Number	521245	617507	374409	344747	426833
Document Type	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Grant Deed

Recording Date	07/06/1992
Sale Date	07/1992
Sale Price	\$406,500
Nominal	
Buyer Name	Udc-Universal Development Lp
Seller Name	Realty Dealers Ltd
Document Number	248568
Document Type	Grant Deed

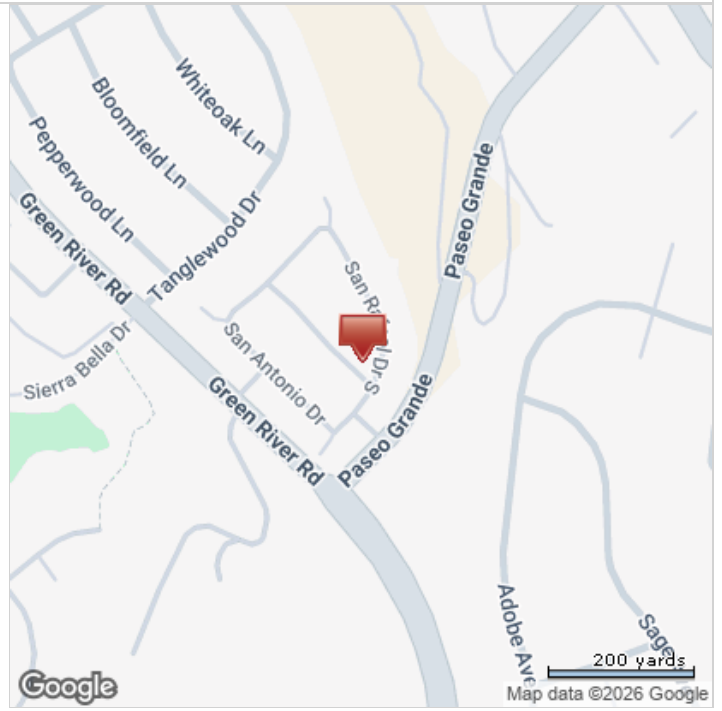
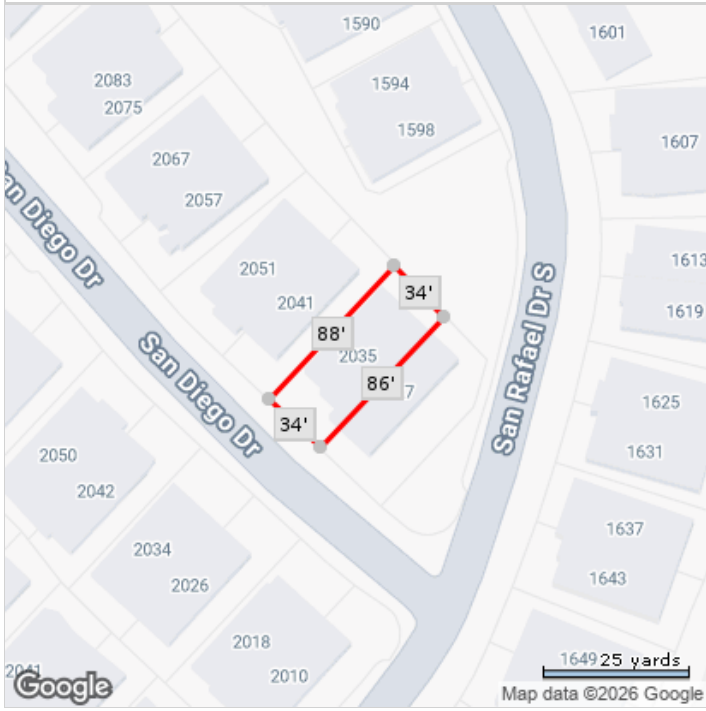
**MORTGAGE HISTORY**

Mortgage Date	07/30/2003	12/12/2001	11/09/1992	07/06/1992
Mortgage Amount	\$35,000	\$125,000	\$137,850	\$125,000,000
Mortgage Lender	Union Bk/Ca Na	Downey S&L Assn Fa	Udc Mtg	Valley Nat'l Bk
Mortgage Code	Conventional	Conventional	Conventional	Conventional

**FORECLOSURE HISTORY**

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



\*Lot Dimensions are Estimated