

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$800,000	05/04/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	43,560	N/A	RES LOT	

OWNER INFORMATION			
Owner Name	Fga Trust	Tax Billing Zip	92879
Owner Name 2	Apeldoorn Guadalupe	Tax Billing Zip+4	1383
Mail Owner Name	Fga Trust	Owner Vesting	
Tax Billing Address	527 Princeland Ct	Owner Occupied	
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$1,290,345	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)	64 / 100	Walkable Score	55 / 100
Total Incidents (1 yr)	66	Q1 Home Price Forecast	\$1,283,584
Standardized Test Rank	69 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Zip Code		TGNO	
Carrier Route		Census Tract	
Zoning		Topography	
Tract Number		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	116-310-091	Tax Appraisal Area	
Alternate APN	116-310-091	Lot	
Exemption(s)		Block	
% Improved		Water Tax Dist	Western
Tax Area	004000	Fire Dept Tax Dist	
Legal Description	ACRES 1.000000000 ACREAGEQUAL CODE GR LOTTYPE P PARCEL 2 - P MAPPLATB 227 MAPPLATP 096 SUBDIVISIONNAME PM 35641		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$848,966	\$832,320	\$816,000
Assessed Value - Land	\$848,966	\$832,320	\$816,000
Assessed Value - Improved			
YOY Assessed Change (\$)	\$16,646	\$16,320	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$9,144		
2024	\$9,272	\$128	1.39%
2025	\$9,587	\$315	3.4%
Special Assessment	Tax Amount		
Corona Lmd 84-1	\$28.64		
Nw Mosquito & Vector Cont Dist	\$0.98		
Mwd Standby West	\$9.22		
Total Of Special Assessments	\$38.84		

CHARACTERISTICS			
County Land Use	Homesite/1-4.9 Acres	Cooling Type	
Universal Land Use	Residential Lot	Patio Type	
Lot Frontage		Garage Type	
Lot Depth		Garage Sq Ft	
Lot Acres	1	Parking Type	
Lot Area	43,560	Parking Spaces	
Lot Shape		Roof Type	
Style		Roof Material	
Building Sq Ft		Roof Frame	
Gross Area		Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories		Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms		Foundation	
Total Baths		Pool	
MLS Total Baths		Year Built	
Full Baths		Effective Year Built	
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		Bldg Class	
Sewer		Building Comments	
Heat Type		# of Buildings	
Heat Fuel Type			

ESTIMATED VALUE

(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.

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	05/10/2022	Sale Type	
Sale Date	05/04/2022	Deed Type	Grant Deed
Sale Price	\$800,000	Owner Name	Fga Trust
Price Per Square Feet		Owner Name 2	Apeldoorn Guadalupe
Multi/Split Sale		Seller	Louk Betzalel & Anat
Document Number	218767		

Recording Date	08/30/2022	05/10/2022
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Sale Date	08/26/2022	05/04/2022
Sale Price		\$800,000
Nominal	Y	
Buyer Name	Fga Trust	Apeldoorn Guadalupe
Seller Name	Apeldoorn Guadalupe	Louk Betzalel & Anat
Document Number	376975	218767
Document Type	Grant Deed	Grant Deed

MORTGAGE HISTORY		
Mortgage Date		
Mortgage Amount		
Mortgage Lender		
Mortgage Code		

PROPERTY MAP

*Lot Dimensions are Estimated