

1744 Tamarron Dr, Corona, CA 92883-0764, Riverside County

APN: 279-440-011 CLIP: 5164842054



MLS Beds 4	MLS Full Baths 4	Half Baths N/A	MLS Sale Price \$1,125,000	MLS Sale Date 04/05/2024
MLS Sq Ft 3,197	Lot Sq Ft 10,454	MLS Yr Built 2002	Type SFR	

OWNER INFORMATION

Owner Name	Wallace David	Tax Billing Zip	92883
Owner Name 2	Wallace Yvette	Tax Billing Zip+4	0764
Mail Owner Name	David & Yvette Wallace	Owner Vesting	
Tax Billing Address	1744 Tamarron Dr	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	\$1,064,141	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	93 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	72 / 100	Walkable Score	3 / 100
Total Incidents (1 yr)	54	Q1 Home Price Forecast	\$1,054,792
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION

Zip Code	92883	TGNO	
Carrier Route	R049	Census Tract	481.00
Zoning		Topography	
Tract Number	29572	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	279-440-011	Tax Appraisal Area	
Alternate APN	279-440-011	Lot	59
Exemption(s)		Block	
% Improved	70%	Water Tax Dist	Western
Tax Area	004153	Fire Dept Tax Dist	
Legal Description	.24 ACRES IN LOT 59 MB 305/098 TR 29572		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,147,499	\$1,065,899	\$677,490
Assessed Value - Land	\$344,252	\$319,771	\$129,602
Assessed Value - Improved	\$803,247	\$746,128	\$547,888
YOY Assessed Change (\$)	\$81,600	\$388,409	
YOY Assessed Change (%)	7.66%	57.33%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$8,634		
2024	\$12,894	\$4,260	49.34%
2025	\$13,973	\$1,079	8.37%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.76
Csa 152-Corona Stormwater	\$10.00
Cfd 2000-1 Debris Basin Corona	\$56.62
Cfd 2000-1 Eagle Glen II Coron	\$974.64
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	658
Lot Acres	0.24	Parking Type	Attached Garage
Lot Area	10,454	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	3,197	Roof Frame	
Gross Area	3,855	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	4	Foundation	
Total Baths	Tax: 3 MLS: 4	Pool	Pool
MLS Total Baths	4	Year Built	2002
Full Baths	Tax: 3 MLS: 4	Effective Year Built	2002
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	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™	\$1,152,600	Confidence Score	95
RealAVM™ Range	\$1,079,500 - \$1,225,700	Forecast Standard Deviation	6
Value As Of	03/23/2026		

(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	4902	Cap Rate	2.5%
Estimated Value High	5388	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	4416		

(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	TR24069158	MLS Original List Price	\$1,180,000
MLS Status	Closed	Pending Date	
MLS Source	CRM	Closing Date	04/05/2024
MLS Area	248 - CORONA	MLS Sale Price	\$1,125,000
MLS Status Change Date	04/08/2024	MLS Listing Agent	Trganlin-Linling Gan
MLS Current List Price	\$1,180,000	MLS Listing Broker	JC PACIFIC CAPITAL INC.

MLS Listing #	Tr24010734	Tr23173935	Tr23129222	Iv23027412	Cv22094437
MLS Status	Canceled	Canceled	Canceled	Closed	Expired
MLS Listing Date	01/17/2024	09/16/2023	07/14/2023	02/17/2023	05/01/2022
MLS Listing Price	\$1,180,000	\$1,158,000	\$1,120,000	\$1,049,999	\$1,147,990

MLS Orig Listing Price	\$1,180,000	\$1,158,000	\$1,180,000	\$999,990	\$1,225,000
MLS Close Date				05/30/2023	
MLS Listing Close Price				\$1,045,000	
MLS Listing Cancellation Date	03/14/2024	12/08/2023	09/13/2023		
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #	Ig13215013			K08146430	
MLS Status	Closed			Closed	
MLS Listing Date	10/22/2013			10/10/2008	
MLS Listing Price	\$599,000			\$479,000	
MLS Orig Listing Price	\$599,000			\$479,000	
MLS Close Date	01/22/2014			02/11/2009	
MLS Listing Close Price	\$575,000			\$495,000	
MLS Listing Cancellation Date					
MLS Source History	CRM			CRM	

LAST MARKET SALE & SALES HISTORY					
Recording Date	04/05/2024			Sale Type	Full
Sale Date	Tax: 03/29/2024 MLS: 04/05/2024			Deed Type	Grant Deed
Sale Price	\$1,125,000			Owner Name	Wallace David
Price Per Square Feet	\$351.89			Owner Name 2	Wallace Yvette
Multi/Split Sale				Seller	Cheng Lu
Document Number	99283				

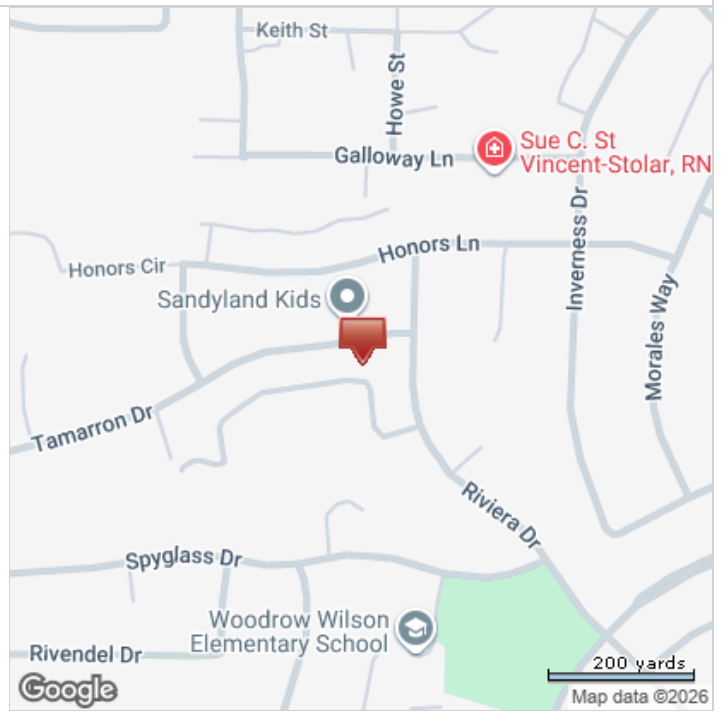
Recording Date	04/05/2024	05/30/2023	05/30/2023	02/14/2014	01/22/2014
Sale Date	03/29/2024	05/25/2023	05/10/2023	02/07/2014	01/21/2014
Sale Price	\$1,125,000	\$1,045,000			
Nominal			Y	Y	Y
Buyer Name	Wallace David & Yvette	Cheng Lu	Cheng Lu	El Adli Fouad & Asaad	El Adli Fouad
Seller Name	Cheng Lu	El Adli Fouad E & Asaad E	Zhang Yang	El Adli Fouad	El Adli Lori L
Document Number	99283	153901	153900	59943	25911
Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer	Quit Claim Deed	Interspousal Deed Transfer

Recording Date			01/22/2014		
Sale Date			12/19/2013		
Sale Price			\$575,000		
Nominal					
Buyer Name			El Adli Fouad		
Seller Name			Vince Kamarin R		
Document Number			25910		
Document Type			Grant Deed		

MORTGAGE HISTORY					
Mortgage Date	04/05/2024	05/30/2023	11/13/2015	01/22/2014	12/09/2011
Mortgage Amount	\$673,200	\$400,000	\$349,000	\$350,000	\$15,568
Mortgage Lender	US Bk National Assn	Nmsi Inc	Kwik Mtg Corp	Roundpoint Mtg Co	Calhfa Mtg Assistance Corp
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	02/11/2009		05/02/2005		02/03/2005
Mortgage Amount	\$396,000		\$50,000		\$543,750
Mortgage Lender	First Los Angeles Mtg Corp		Quicken Lns		Quicken Lns
Mortgage Code	Conventional		Conventional		Conventional

PROPERTY MAP



*Lot Dimensions are Estimated