

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	N/A	\$540,000	05/01/2018
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,665	7,405	1996	SFR	

OWNER INFORMATION			
Owner Name	Latimore Jillian	Tax Billing Zip	92882
Owner Name 2	Latimore Dennis	Tax Billing Zip+4	6342
Mail Owner Name	Jillian & Dennis Latimore	Owner Vesting	
Tax Billing Address	619 Donatello Dr	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$1,028,028	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)	73 / 100	Walkable Score	52 / 100
Total Incidents (1 yr)	48	Q1 Home Price Forecast	\$1,019,339
Standardized Test Rank	69 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
Zip Code	92882	TGNO	
Carrier Route	R056	Census Tract	418.03
Zoning		Topography	
Tract Number	28165-1	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	114-261-003	Tax Appraisal Area	
Alternate APN	114-261-003	Lot	2
Exemption(s)	Homeowner	Block	
% Improved	72%	Water Tax Dist	Western
Tax Area	004075	Fire Dept Tax Dist	
Legal Description	LOT 2 MB 258/095 TR 28165-1		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$608,733	\$596,798	\$585,097
Assessed Value - Land	\$170,671	\$167,325	\$164,045
Assessed Value - Improved	\$438,062	\$429,473	\$421,052
YOY Assessed Change (\$)	\$11,935	\$11,701	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$6,941		
2024	\$7,033	\$92	1.32%
2025	\$7,257	\$225	3.2%
Special Assessment	Tax Amount		
Fld Cntl Stormwater/Cleanwater	\$3.76		
Csa 152-Corona Stormwater	\$10.00		
Corona Lmd 84-2 Zn 20	\$415.22		
Corona Lmd 84-1	\$38.86		
Nw Mosquito & Vector Cont Dist	\$12.86		
Mwd Standby West	\$9.22		

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	500
Lot Acres	0.17	Parking Type	Attached Garage
Lot Area	7,405	Parking Spaces	Tax: 3 MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	1,665	Roof Frame	
Gross Area	2,165	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	1	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	3	Foundation	
Total Baths	2	Pool	Pool
MLS Total Baths	2	Year Built	1996
Full Baths	2	Effective Year Built	1997
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™	\$807,600	Confidence Score	97
RealAVM™ Range	\$760,800 - \$854,400	Forecast Standard Deviation	6
Value As Of	04/20/2026		

(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	3630	Cap Rate	3%
Estimated Value High	3919	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	3341		

(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	OC18035935	MLS Original List Price	\$550,000
MLS Status	Closed	Pending Date	
MLS Source	CRM	Closing Date	05/01/2018
MLS Area	248 - CORONA	MLS Sale Price	\$540,000
MLS Status Change Date	05/02/2018	MLS Listing Agent	Srewin-Winter Re
MLS Current List Price	\$550,000	MLS Listing Broker	GREAT AMERICAN REALTY

MLS Listing #	Oc16105664	Oc14199393	Oc14126091	M102686	K605880
MLS Status	Closed	Closed	Canceled	Canceled	Expired
MLS Listing Date	05/17/2016	09/16/2014	06/16/2014	06/17/2006	06/15/2006
MLS Listing Price	\$460,000	\$1,995	\$424,500	\$559,900	\$538,500
MLS Orig Listing Price	\$460,000	\$424,500	\$424,500	\$559,900	

MLS Close Date	07/20/2016	10/07/2014			
MLS Listing Close Price	\$470,000	\$2,100			
MLS Listing Cancellation Date			09/30/2014	09/18/2006	
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #	P285617	H227993	P258262
MLS Status	Closed	Closed	Closed
MLS Listing Date	04/05/2002	04/05/2002	09/04/2001
MLS Listing Price	\$265,000	\$265,000	\$215,900
MLS Orig Listing Price	\$265,000		\$215,900
MLS Close Date	05/29/2002	05/29/2002	10/19/2001
MLS Listing Close Price	\$263,000	\$263,000	\$215,250
MLS Listing Cancellation Date			
MLS Source History	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/01/2018	Sale Type	Full
Sale Date	Tax: 04/30/2018 MLS: 05/01/2018	Deed Type	Grant Deed
Sale Price	\$535,000	Owner Name	Latimore Jillian
Price Per Square Feet	\$321.32	Owner Name 2	Latimore Dennis
Multi/Split Sale		Seller	Waggoner Michael & Brandy M
Document Number	167775		

Recording Date	11/05/2020	05/01/2018	07/20/2016	07/27/2005	11/25/2003
Sale Date	10/30/2020	04/30/2018	06/08/2016	06/01/2005	11/14/2003
Sale Price		\$535,000	\$470,000		
Nominal	Y			Y	Y
Buyer Name	Latimore Jillian & Dennis	Latimore Dennis & Jillian	Waggoner Michael & Brandy M	Stonich Kim	Stonich John & Kim
Seller Name	Latimore Dennis & Jillian	Waggoner Michael & Brandy M	Stonich Kim	Stonich John	Stonich Kim
Document Number	545144	167775	303760	601284	928890
Document Type	Grant Deed	Grant Deed	Grant Deed	Interspousal Deed Transfer	Interspousal Deed Transfer

Recording Date	05/29/2002	05/29/2002	05/29/2002
Sale Date	05/01/2002	04/17/2002	04/17/2002
Sale Price		\$263,000	
Nominal	Y		Y
Buyer Name	Stonich Kim	Stonich Kim	Tipton Ada J
Seller Name	Stonich John	Tipton Ada J	Tipton Robert A
Document Number	287997	287996	287995
Document Type	Interfamily Deed	Grant Deed	Affidavit

MORTGAGE HISTORY					
Mortgage Date	11/05/2020	05/01/2018	05/01/2018	07/20/2016	01/26/2016
Mortgage Amount	\$501,500	\$401,250	\$107,000	\$376,000	\$393,100
Mortgage Lender	Quicken Loans Inc	Provident Svgs Bk Fsb	Provident Svgs Bk Fsb	Franklin American Mtg Co	Ditech Fin'l LLC
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/27/2005	07/27/2005	02/08/2005
Mortgage Amount	\$392,000	\$44,000	\$129,900
Mortgage Lender	Accubanc Mtg	National Cty Bk/In	First Horizon Hm Ln Corp
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

