

142 Tamarack Dr, Corona, CA 92881-8200, Riverside County

APN: 114-571-069 CLIP: 3823647387



MLS Beds 4	MLS Full Baths 2	MLS Half Baths 1	Sale Price \$715,000	Sale Date 06/20/2025
MLS Sq Ft 2,217	Lot Sq Ft 4,298	MLS Yr Built 2001	Type CONDO	

OWNER INFORMATION

Owner Name	Sourial Sameh	Tax Billing Zip	92647
Owner Name 2	Hanna Haidy	Tax Billing Zip+4	2874
Mail Owner Name	Sameh Sourial	Owner Vesting	Husband/Wife
Tax Billing Address	6171 Winslow Dr	Owner Occupied	No
Tax Billing City & State	Huntington Beach, CA	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	\$1,051,611	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	51 / 100	Walkable Score	70 / 100
Total Incidents (1 yr)	101	Q1 Home Price Forecast	\$1,041,840
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION

Zip Code	92881	TGNO	
Carrier Route	R058	Census Tract	418.08
Zoning		Topography	
Tract Number	28923	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	114-571-069	Tax Appraisal Area	
Alternate APN	114-571-069	Lot	6-P
Exemption(s)		Block	
% Improved	70%	Water Tax Dist	Western
Tax Area	004074	Fire Dept Tax Dist	
Legal Description	.10 ACRES M/L IN UNIT 52 CM 110/190 INT COM LOT 6-P,15,16,17-P T R 28923 MB 286/022		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$841,499	\$825,000	\$573,518
Assessed Value - Land	\$252,451	\$247,501	\$128,663
Assessed Value - Improved	\$589,048	\$577,499	\$444,855
YOY Assessed Change (\$)	\$16,499	\$251,482	
YOY Assessed Change (%)	2%	43.85%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$6,781		
2024	\$9,612	\$2,830	41.73%
2025	\$10,148	\$536	5.58%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$2.20
Csa 152-Corona Stormwater	\$10.00
Corona Lcmd 84-2 Zn 20	\$415.22
Corona Lmd 84-1	\$10.36
Corona Residential Trash Delin	\$224.04

Nw Mosquito & Vector Cont Dist

\$12.86

Mwd Standby West

\$9.22

Total Of Special Assessments

\$683.90

CHARACTERISTICS			
County Land Use	Condo Or PUD With Private Entr	Cooling Type	Central
Universal Land Use	Condominium	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	532
Lot Acres	0.0987	Parking Type	Attached Garage
Lot Area	4,298	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	2,217	Roof Frame	
Gross Area	2,749	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	Tax: 3 MLS: 4	Foundation	
Total Baths	3	Pool	Pool
MLS Total Baths	3	Year Built	2001
Full Baths	2	Effective Year Built	2002
Half Baths	1	Other Impvs	Yes
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	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™	\$842,800	Confidence Score	98
RealAVM™ Range	\$792,100 - \$893,600	Forecast Standard Deviation	6
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	4285	Cap Rate	3.1%
Estimated Value High	4638	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	3932		

(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	PW26030072	MLS Original List Price	\$875,000
MLS Status	Withdrawn	Pending Date	
MLS Source	CRM	Closing Date	
MLS Area	248 - CORONA	MLS Sale Price	
MLS Status Change Date	03/23/2026	MLS Listing Agent	Pwabdemar-Marian Abdelmalek
MLS Current List Price	\$850,000	MLS Listing Broker	REALTY ONE GROUP UNITED

MLS Listing #	Ig25028878	Oc23162622	Ig18223139	Ig18210895	Ig14237858
MLS Status	Canceled	Closed	Closed	Expired	Canceled
MLS Listing Date	02/06/2025	08/27/2023	10/17/2018	08/12/2018	11/07/2014

MLS Listing Price	\$799,000	\$815,000	\$534,900	\$540,000	\$425,000
MLS Orig Listing Price	\$869,900	\$815,000	\$540,000	\$540,000	\$439,800
MLS Close Date		10/31/2023	12/27/2018		
MLS Listing Close Price		\$825,000	\$535,900		
MLS Listing Cancellation Date	05/22/2025				01/09/2015
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #	Ig14168263	Ig14046629	K10045715
MLS Status	Canceled	Closed	Closed
MLS Listing Date	08/07/2014	03/06/2014	04/28/2010
MLS Listing Price	\$439,900	\$400,000	\$329,500
MLS Orig Listing Price	\$489,900	\$400,000	\$329,500
MLS Close Date		04/09/2014	06/17/2010
MLS Listing Close Price		\$400,000	\$330,000
MLS Listing Cancellation Date	11/06/2014		
MLS Source History	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY				
Recording Date	07/22/2025		Sale Type	Full
Sale Date	06/20/2025		Deed Type	Grant Deed
Sale Price	\$715,000		Owner Name	Sourial Sameh
Price Per Square Feet	\$322.51		Owner Name 2	Hanna Haidy
Multi/Split Sale			Seller	Polos Eric
Document Number	223370			

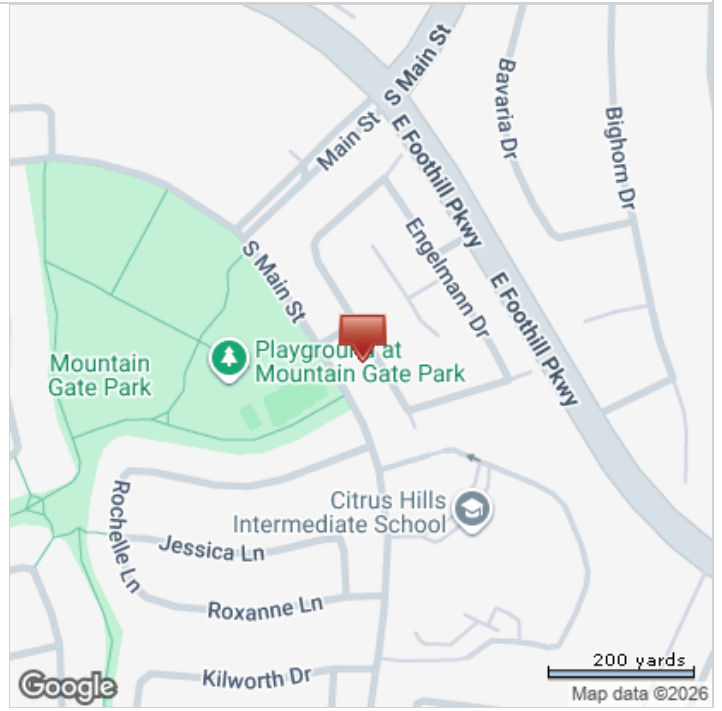
Recording Date	07/22/2025	10/31/2023	12/24/2018	07/29/2016	07/13/2015
Sale Date	06/20/2025	10/10/2023	11/20/2018	07/01/2016	03/31/2015
Sale Price	\$715,000	\$825,000	\$535,000		
Nominal				Y	Y
Buyer Name	Sourial Sameh	Polos Eric	Ramirez Luis & Korie	Frese James L	Frese James
Seller Name	Polos Eric	Ramirez Luis & Korie	Frese James L	Frese James	Cataraha Tina
Document Number	223370	322953	498177	323120	304393
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Interspousal Deed Transfer

Recording Date		04/09/2014		06/16/2010
Sale Date		03/07/2014		05/24/2010
Sale Price		\$400,000		\$330,000
Nominal				
Buyer Name		Frese James		Stanley Nicholas P
Seller Name		Stanley Nicholas P		Bank Of New York Mellon
Document Number		130169		277213
Document Type		Grant Deed		Grant Deed

MORTGAGE HISTORY					
Mortgage Date	07/22/2025	10/31/2023	06/27/2022	09/01/2021	12/02/2019
Mortgage Amount	\$684,523	\$500,000	\$624,000	\$543,500	\$45,500
Mortgage Lender	United Wholesale Mtg	Mortgage Solutions/Co LLC	Pennymac Ln Svcs LL C	Pennymac Ln Svcs LL C	Quorum Fcu
Mortgage Code	Fha	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/31/2019	12/24/2018	08/09/2018
Mortgage Amount	\$467,500	\$454,665	\$413,054
Mortgage Lender	Paramount Resid'l Mtg Grp	Paramount Resid'l Mtg Grp	American Pacific Mtg Corp
Mortgage Code	Conventional	Conventional	Fha

PROPERTY MAP



*Lot Dimensions are Estimated