

4412 Signature Dr, Corona, CA 92883-0634, Riverside County

APN: 282-362-019 CLIP: 3077924902



MLS Beds 3	MLS Full Baths 3	Half Baths N/A	MLS Sale Price \$925,000	MLS Sale Date 05/06/2021
MLS Sq Ft 2,868	Lot Sq Ft 13,939	MLS Yr Built 1999	Type SFR	

OWNER INFORMATION

Owner Name	Cuevas Alejandro	Tax Billing City & State	Corona, CA
Owner Name 2	Cuevas Samantha Marie	Tax Billing Zip	92883
Mail Owner Name	Alejandro & Samantha Marie Cuevas	Tax Billing Zip+4	0634
Tax Billing Address	4412 Signature Dr	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$965,043	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	\$971,667
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	5%

LOCATION INFORMATION

Zip Code	92883	Comm College District Code	Riverside City
Carrier Route	R050	Census Tract	481.00
Tract Number	28822	Within 250 Feet of Multiple Flood Zones	No
School District	Corona Norco		

TAX INFORMATION

APN	282-362-019	Tax Area	004143
Alternate APN	282-362-019	Lot	105
Exemption(s)	Homeowner	Water Tax Dist	Western
% Improved	88%		
Legal Description	LOT 105 MB 277/077 TR 28822		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,001,247	\$981,616	\$962,370
Assessed Value - Land	\$124,478	\$122,038	\$119,646
Assessed Value - Improved	\$876,769	\$859,578	\$842,724
YOY Assessed Change (\$)	\$19,631	\$19,246	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$10,696		
2024	\$10,847	\$151	1.41%
2025	\$11,218	\$371	3.42%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.80
Csa 152-Corona Stormwater	\$10.00
Nw Mosquito & Vector Cont Dist	\$12.86
Mwd Standby West	\$9.22
Total Of Special Assessments	\$35.88

CHARACTERISTICS

County Land Use	Single Family Dwelling	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Acres	0.32	Cooling Type	Central

Lot Area	13,939
Building Sq Ft	2,868
Gross Area	3,498
Stories	1
Bedrooms	3
Total Baths	3
MLS Total Baths	3
Full Baths	3
Fireplaces	1
Water	Type Unknown

Garage Type	Attached Garage
Garage Sq Ft	630
Parking Type	Attached Garage
Parking Spaces	MLS: 3
Roof Material	Slate
Year Built	1999
Effective Year Built	2001
Other Impvs	Yes
# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$1,163,400	Confidence Score	89
RealAVM™ Range	\$1,074,300 - \$1,252,500	Forecast Standard Deviation	8
Value As Of	06/01/2026		

(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	5078	Cap Rate	2.9%
Estimated Value High	5532	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	4624		

(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	IG21056859	MLS Original List Price	\$875,000
MLS Status	Closed	Closing Date	05/06/2021
MLS Source	CRM	MLS Sale Price	\$925,000
MLS Area	248 - CORONA	MLS Listing Agent	Igboylidia-Diana Renee
MLS Status Change Date	05/06/2021	MLS Listing Broker	KELLER WILLIAMS REALTY
MLS Current List Price	\$875,000		

MLS Listing #	Ig15154487	K09015822	P287569	H228672
MLS Status	Closed	Expired	Closed	Closed
MLS Listing Date	07/14/2015	02/05/2009	04/21/2002	04/21/2002
MLS Listing Price	\$619,950	\$529,900	\$449,900	\$449,900
MLS Orig Listing Price	\$629,950	\$529,900	\$449,900	
MLS Close Date	11/03/2015		07/02/2002	07/02/2002
MLS Listing Close Price	\$610,000		\$439,700	\$439,700
MLS Source History	CRM	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/06/2021	Deed Type	Grant Deed
Sale Date	Tax: 04/07/2021 MLS: 05/06/2021	Owner Name	Cuevas Alejandro
Sale Price	\$925,000	Owner Name 2	Cuevas Samantha Marie
Price Per Square Feet	\$322.52	Seller	Kassari Elizabeth
Document Number	283754		

Recording Date	05/06/2021	04/28/2016	11/03/2015	11/03/2015	08/15/2003
Sale Date	04/07/2021	04/21/2016	09/14/2015	10/15/2015	08/08/2003
Sale Price	\$925,000		\$610,000		
Nominal		Y		Y	Y
Buyer Name	Cuevas Alejandro & Samantha M	Kassari Elizabeth	Kessari Elizabeth	Logan Wade E & M L Trust	Logan Wade S & Marilyn L Trust
Seller Name	Kassari Elizabeth	Kessari Elizabeth	Logan Wade S & M L Trust	Logan Wade E & Marilyn L	Logan Wade E & Marilyn L
Document Number	283754	168909	481937	481936	629506
Document Type	Grant Deed	Grant Deed	Grant Deed	Correction Deed	Grant Deed

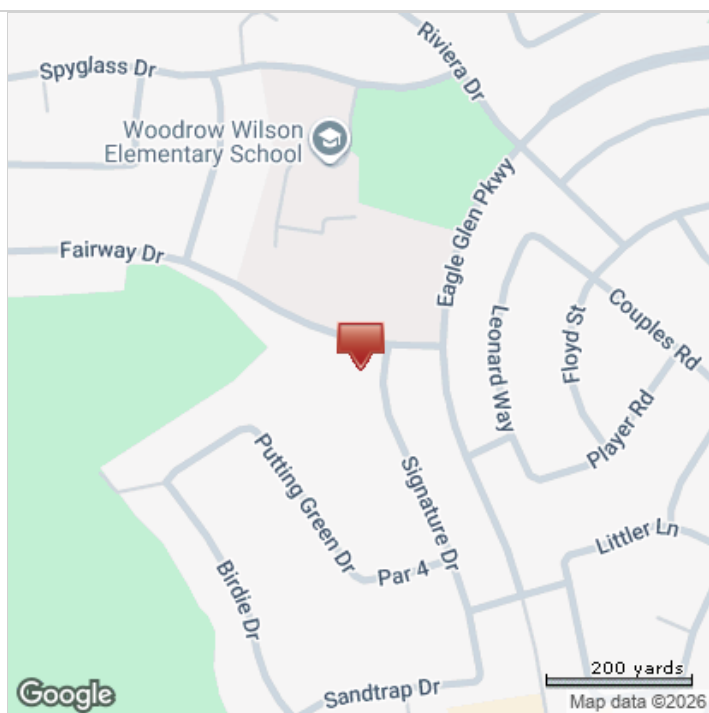
Recording Date	08/15/2003	07/02/2002	06/15/2000
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Sale Date	08/08/2003	05/23/2002	10/18/1999
Sale Price		\$424,500	\$325,000
Nominal	Y		
Buyer Name	Logan Wade E & Marilyn L	Logan Wade E & Marilyn L	Batterson James D & Nancy E
Seller Name	Logan Wade S & M L Trust	Batterson James D & Nancy E	Lennar Hms Ca
Document Number	629504	366098	228897
Document Type	Grant Deed	Grant Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	05/06/2021	11/06/2007	06/13/2006	12/21/2004	08/15/2003
Mortgage Amount	\$712,000	\$520,000	\$45,000	\$150,000	\$275,000
Mortgage Lender	Chevron Fcu	Wescom Ctrl Cu	Bank Of America	Bank Of America	Arrowhead Ctrl Cu
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/10/2002	07/02/2002	07/02/2002
Mortgage Amount	\$70,000	\$264,500	\$75,000
Mortgage Lender	Wells Fargo Bk	Arrowhead Ctrl Cu	Arrowhead Ctrl Cu
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated