

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	1	\$137,500	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,475	3,049	1996	SFR	

OWNER INFORMATION			
Owner Name	Nguyen Tom	Tax Billing Zip	92878
Owner Name 2	Nguyen Mylien	Tax Billing Zip+4	4603
Mail Owner Name	Tom & Mylien Nguyen	Owner Vesting	
Tax Billing Address	921 Blossomcreek Ln	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$738,583	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	36 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	44 / 100	Walkable Score	69 / 100
Total Incidents (1 yr)	125	Q1 Home Price Forecast	\$744,297
Standardized Test Rank	31 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
Zip Code	92878	TGNO	
Carrier Route	C091	Census Tract	
Zoning		Topography	
Tract Number	24716-4	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zone	Yes (Ae, X500, X)
Location Influence			

TAX INFORMATION			
APN	119-521-015	Tax Appraisal Area	
Alternate APN	119-521-015	Lot	5
Exemption(s)	Homeowner	Block	
% Improved	71%	Water Tax Dist	Western
Tax Area	004078	Fire Dept Tax Dist	
Legal Description	LOT 5 MB 250/052 TR 24716-4		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$225,542	\$221,121	\$216,787
Assessed Value - Land	\$65,124	\$63,848	\$62,597
Assessed Value - Improved	\$160,418	\$157,273	\$154,190
YOY Assessed Change (\$)	\$4,421	\$4,334	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$2,480		
2024	\$2,514	\$34	1.38%
2025	\$2,597	\$83	3.29%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$1.76
Csa 152-Corona Stormwater	\$10.00
Corona LImd 84-2 Zn 18	\$100.00

Corona Lmd 84-1	\$15.48
Nw Mosquito & Vector Cont Dist	\$2.24
Mwd Standby West	\$9.22
Total Of Special Assessments	\$138.70

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	478
Lot Acres	0.07	Parking Type	Attached Garage
Lot Area	3,049	Parking Spaces	2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	1,475	Roof Frame	
Gross Area	1,953	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	3	Foundation	
Total Baths	3	Pool	
MLS Total Baths		Year Built	1996
Full Baths	2	Effective Year Built	1996
Half Baths	1	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™	\$649,000	Confidence Score	91
RealAVM™ Range	\$601,000 - \$697,000	Forecast Standard Deviation	7
Value As Of	08/03/2026		

(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	3326	Cap Rate	4%
Estimated Value High	4061	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	2591		

(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		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	09/30/1996	Sale Type	Full
Sale Date		Deed Type	Grant Deed
Sale Price	\$137,500	Owner Name	Nguyen Tom
Price Per Square Feet	\$93.22	Owner Name 2	Nguyen Mylien
Multi/Split Sale		Seller	Beazer Homes Holdings Corp
Document Number	375339		

Recording Date	02/05/2009	09/30/1996	04/02/1996	03/05/1996
Sale Date	02/04/2009			
Sale Price		\$137,500		\$199,500
Nominal	Y			
Buyer Name	Nguyen Tom & M Family Trust	Nguyen Tom L & Mylien T	Beazer Homes Holdings Corp	Beazer Homes California Inc
Seller Name	Nguyen Tom L & Mylien T	Beazer Homes Holdings Corp	Beazer Homes California Inc	Pan Pacifica Dev Inc
Document Number	56778	375339	117022	77912
Document Type	Quit Claim Deed	Grant Deed	Quit Claim Deed	Corporation Grant Deed

MORTGAGE HISTORY			
Mortgage Date	02/27/1998	09/30/1996	
Mortgage Amount	\$97,666	\$109,950	
Mortgage Lender	Norwest Mtg Inc	Norwest Mtg Inc	
Mortgage Code	Conventional	Conventional	

PROPERTY MAP

*Lot Dimensions are Estimated