

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
	4	3	N/A	\$706,990	01/05/2026
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,214	3,467	2022	SFR	

OWNER INFORMATION			
Owner Name	Venturella Stephanie	Tax Billing Zip	92505
Mail Owner Name	Stephanie Venturella	Owner Vesting	Unmarried Woman
Tax Billing Address	4247 Bravado Ct	Owner Occupied	Yes
Tax Billing City & State	Riverside, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$803,798	School District	ALVORD UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	32 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	22 / 100	Walkable Score	80 / 100
Total Incidents (1 yr)	192	Q1 Home Price Forecast	\$806,312
Standardized Test Rank	39 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	92505	Comm College District Code	Riverside City
Carrier Route	C036	Census Tract	414.06
Tract Number	37754	Within 250 Feet of Multiple Flood Zones	No
School District	Alvord		

TAX INFORMATION			
APN	142-480-031	Tax Area	009176
Alternate APN	142-480-031	Lot	25
% Improved	88%	Water Tax Dist	Western
Legal Description	ACRES 0.07957469 ACREAGEEQUA LCODE ML LOT 25 LOTTYPE L MA PPLATB 477 MAPPLATP 052 SUB DIVISIONNAME TR 37754		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$678,321	\$665,021	\$651,982
Assessed Value - Land	\$78,030	\$76,500	\$75,000
Assessed Value - Improved	\$600,291	\$588,521	\$576,982
YOY Assessed Change (\$)	\$13,300	\$13,039	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$8,001		
2024	\$8,126	\$125	1.56%
2025	\$8,392	\$266	3.27%
Special Assessment	Tax Amount		
Fld Cntl Stormwater/Cleanwater	\$1.76		
Csa 152-Riv Stormwater	\$10.00		
Riverside Ltg Dist	\$27.60		
Nw Mosquito & Vector Cont Dist	\$2.24		
Mwd Standby West	\$9.22		
Total Of Special Assessments	\$50.82		

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Acres	0.0796	Cooling Type	Central
Lot Area	3,467	Garage Type	Attached Garage
Building Sq Ft	2,214	Garage Sq Ft	434

Gross Area	2,648	Parking Type	Attached Garage
Stories	2	Parking Spaces	MLS: 2
Bedrooms	4	Roof Material	Slate
Total Baths	3	Year Built	2022
MLS Total Baths	3	Effective Year Built	2022
Full Baths	3	# of Buildings	1
Water	Type Unknown		

ESTIMATED VALUE			
RealAVM™	\$690,900	Confidence Score	93
RealAVM™ Range	\$648,000 - \$733,800	Forecast Standard Deviation	6
Value As Of	08/17/2026		

(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	3462	Cap Rate	3.2%
Estimated Value High	3869	Forecast Standard Deviation (FSD)	0.12
Estimated Value Low	3055		

(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	SW26044594	MLS Current List Price	\$706,990
MLS Status	Active	MLS Original List Price	\$720,000
MLS Source	CRM	MLS Listing Agent	Twadelea-Leander Wade
MLS Area	252 - RIVERSIDE	MLS Listing Broker	ALLISON JAMES ESTATES & HO MES
MLS Status Change Date	03/01/2026		

MLS Listing #	Ig25249778
MLS Status	Closed
MLS Listing Date	10/29/2025
MLS Listing Price	\$730,000
MLS Orig Listing Price	\$744,900
MLS Close Date	01/29/2026
MLS Listing Close Price	\$715,000
MLS Source History	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/29/2026	Sale Type	Full
Sale Date	01/05/2026	Deed Type	Grant Deed
Sale Price	\$715,000	Owner Name	Venturella Stephanie
Price Per Square Feet	\$322.94	Seller	Wolfe Taylor & Alexis M
Document Number	29008		

Recording Date	01/29/2026	07/18/2022
Sale Date	01/05/2026	01/10/2022
Sale Price	\$715,000	\$652,000
Buyer Name	Venturella Stephanie	Wolfe Taylor & Alexis M
Seller Name	Wolfe Taylor & Alexis M	La Sierra 34 LLC
Document Number	29008	317404
Document Type	Grant Deed	Grant Deed

MORTGAGE HISTORY		
Mortgage Date	01/29/2026	07/18/2022
Mortgage Amount	\$643,500	\$619,382
Mortgage Lender	157645	Loandepot.com LLC
Mortgage Code	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

