2072 Carmel Cir, Corona, CA 92882-5669, Riverside County

APN: 103-353-002 CLIP: 1094170735

Beds	Full Baths	Half Baths	Sale Price	Sale Date
4	**2**	**1**	**N/A**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
2,067	**15,682**	**1980**	**SFR**	

OWNER INFORMATION

Owner Name	**Minnick Paul C**	Tax Billing Zip	**92882**
Owner Name 2		Tax Billing Zip+4	**5669**
Mail Owner Name	**Paul C Minnick**	Owner Vesting	
Tax Billing Address	**2072 Carmel Cir**	Owner Occupied	**Yes**
Tax Billing City & State	**Corona, CA**	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	**$922,005**	School District	**CORONA-NORCO UNIFIED**
Median Home Value Rating	**9 / 10**	Family Friendly Score	**48 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**57 / 100**	Walkable Score	**42 / 100**
Total Incidents (1 yr)	**70**	Q1 Home Price Forecast	**$913,352**
Standardized Test Rank	**57 / 100**	Last 2 Yr Home Appreciation	**9%**

LOCATION INFORMATION

Zip Code	**92882**	TGNO	
Carrier Route	**C062**	Census Tract	**419.13**
Zoning	**A144**	Topography	
Tract Number	**9850-1**	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	**103-353-002**	Tax Appraisal Area	
Alternate APN	**103-353-002**	Lot	**29**
Exemption(s)	**Homeowner**	Block	
% Improved	**75%**	Water Tax Dist	**Western**
Tax Area	**004003**	Fire Dept Tax Dist	
Legal Description	**LOT 29 MB 103/001 TR 9850-1**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$273,005**	**$267,653**	**$262,405**
Assessed Value - Land	**$68,407**	**$67,066**	**$65,751**
Assessed Value - Improved	**$204,598**	**$200,587**	**$196,654**
YOY Assessed Change ($)	**$5,352**	**$5,248**	
YOY Assessed Change (%)	**2%**	**2%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$2,914**		
2024	**$2,956**	**$41**	**1.42%**
2025	**$3,280**	**$324**	**10.97%**

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	**$3.80**
Corona Lmd 84-1	**$49.22**
Corona Residential Trash Delin	**$224.04**
Nw Mosquito & Vector Cont Dist	**$2.24**
Mwd Standby West	**$9.22**
Total Of Special Assessments	**$288.52**

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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	**690**
Lot Acres	**0.36**	Parking Type	**Attached Garage**
Lot Area	**15,682**	Parking Spaces	**3**
Lot Shape		Roof Type	
Style		Roof Material	**Wood Shake**
Building Sq Ft	**2,067**	Roof Frame	
Gross Area	**2,757**	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	**1**	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	**4**	Foundation	
Total Baths	**3**	Pool	
MLS Total Baths		Year Built	**1980**
Full Baths	**2**	Effective Year Built	**1981**
Half Baths	**1**	Other Impvs	
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™	**$821,400**	Confidence Score	**85**
RealAVM™ Range	**$750,100 - $892,800**	Forecast Standard Deviation	**9**
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	**4059**	Cap Rate	**4.1%**
Estimated Value High	**4385**	Forecast Standard Deviation (FSD)	**0.08**
Estimated Value Low	**3733**		

(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	

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MLS Listing Cancellation Date	
MLS Source History	

LAST MARKET SALE & SALES HISTORY

Recording Date		Sale Type	
Sale Date		Deed Type	
Sale Price		Owner Name	**Minnick Paul C**
Price Per Square Feet		Owner Name 2	
Multi/Split Sale		Seller	
Document Number			

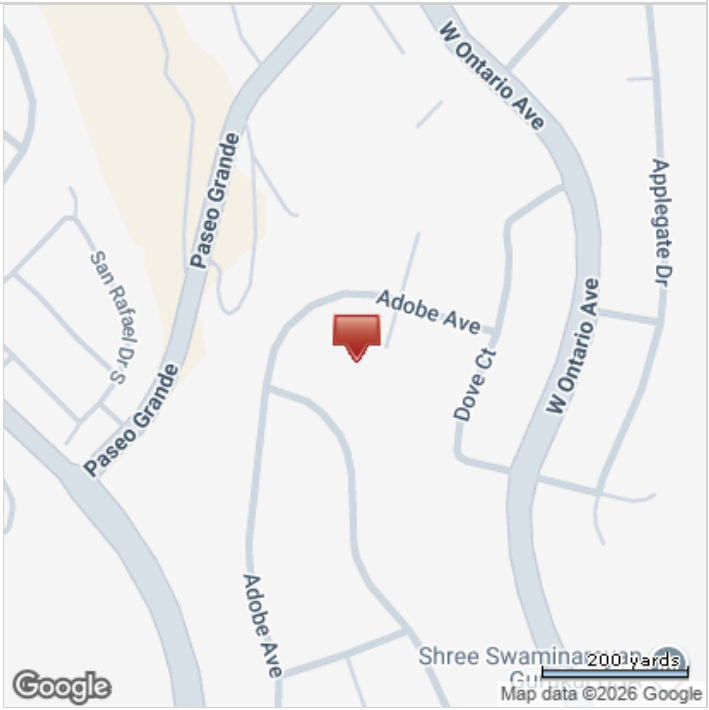
Recording Date	03/30/2004	10/10/1997	03/21/1997	12/21/1990	09/29/1986
Sale Date	**02/08/2004**			**10/1990**	**08/1986**
Sale Price					**$10,000**
Nominal	**Y**	**Y**	**Y**	**Y**	
Buyer Name	**Minnick Paul C**	**Minnick Melanie A**	**Minnick Paul C Jr**	**Minnick Paul & Mary**	**Minnick Paul C & Mary Lou**
Seller Name	**Minnick Melanie A**	**Minnick Paul C Jr**	**Minnick Mary Lou**	**Minnick Paul C**	**Sampson Clifford P**
Document Number	**222650**	**369828**	**94994**	**462491**	**237989**
Document Type	**Quit Claim Deed**	**Quit Claim Deed**	**Quit Claim Deed**	**Grant Deed**	**Grant Deed**

MORTGAGE HISTORY

Mortgage Date	07/07/2004	12/21/1990
Mortgage Amount	**$300,100**	**$185,500**
Mortgage Lender	**Lending Connection Inc**	**Fidelity Fed'l Bk**
Mortgage Code	**Conventional**	**Conventional**

PROPERTY MAP





*Lot Dimensions are Estimated

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