29268 Sandpiper Dr, Lake Elsinore, CA 92530-7268, Riverside County

Expired Listing

APN: 394-242-019 CLIP: 3072032870



MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
4	**2**	**1**	**$324,000**	**01/07/2015**
MLS Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
2,499	**7,841**	**2006**	**SFR**	

OWNER INFORMATION

Owner Name	**German Corri M Living Trust**	Tax Billing City & State	**Lake Elsinore, CA**
Owner Name 2	**German David L Living Trust**	Tax Billing Zip	**92530**
Mail Owner Name	**German Corri M Living Trust**	Tax Billing Zip+4	**7268**
Tax Billing Address	**29268 Sandpiper Dr**	Owner Occupied	**Yes**

COMMUNITY INSIGHTS

Median Home Value	**$590,342**	School District	**LAKE ELSINORE UNIFIED**
Median Home Value Rating	**8 / 10**	Family Friendly Score	**86 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**72 / 100**	Walkable Score	**6 / 100**
Total Incidents (1 yr)	**51**	Q1 Home Price Forecast	**$589,151**
Standardized Test Rank	**25 / 100**	Last 2 Yr Home Appreciation	**6%**

LOCATION INFORMATION

Zip Code	**92530**	School District	**Lake Elsinore**
Carrier Route	**C005**	Comm College District Code	**Mt Jacinto**
Tract Number	**30789**	Within 250 Feet of Multiple Flood Zone	**No**

TAX INFORMATION

APN	**394-242-019**	Tax Area	**005007**
Alternate APN	**394-242-019**	Lot	**86**
Exemption(s)	**Homeowner**	Water Tax Dist	**Western 01st Fringe**
% Improved	**81%**		
Legal Description	**.18 ACRES M/L IN LOT 86 MB 350/037 TR 30789**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$389,390**	**$381,756**	**$374,271**
Assessed Value - Land	**$72,105**	**$70,692**	**$69,306**
Assessed Value - Improved	**$317,285**	**$311,064**	**$304,965**
YOY Assessed Change ($)	**$7,634**	**$7,485**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$4,313**		
2024	**$4,373**	**$60**	**1.39%**
2025	**$4,567**	**$194**	**4.44%**

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	**$3.74**
Csa 152-Lake Elsinore Stormwat	**$13.88**
Cfd Public Safety Lake Elsinor	**$463.78**
Lake Elsinore Llmd	**$24.90**
Nw Mosquito & Vector Cont Dist	**$11.68**
Mwd Standby West	**$9.22**
Total Of Special Assessments	**$527.20**

CHARACTERISTICS

County Land Use	**Single Family Dwelling**	Water	**Type Unknown**
Universal Land Use	**SFR**	Sewer	**Type Unknown**

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Lot Acres	**0.18**	Heat Type	**Central**
Lot Area	**7,841**	Cooling Type	**Central**
Building Sq Ft	**2,499**	Garage Type	**Attached Garage**
Gross Area	**3,129**	Garage Sq Ft	**630**
Stories	**Tax: 1 MLS: 2**	Parking Type	**Attached Garage**
Bedrooms	**4**	Parking Spaces	**MLS: 3**
Total Baths	**Tax: 2 MLS: 3**	Roof Material	**Slate**
MLS Total Baths	**3**	Construction Type	**Frame**
Full Baths	**2**	Year Built	**2006**
Half Baths	**MLS: 1**	Effective Year Built	**2007**
Fireplaces	**1**	Other Impvs	**Yes**
Quality	**Average**	# of Buildings	**1**

SELL SCORE

Rating	**High**	Value As Of	**2026-09-28 11:15:06**
Sell Score	**697**		

ESTIMATED VALUE

RealAVM™	**$653,600**	Confidence Score	**97**
RealAVM™ Range	**$614,800 - $692,500**	Forecast Standard Deviation	**6**
Value As Of	**09/21/2026**		

(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	**3358**	Cap Rate	**3.8%**
Estimated Value High	**3786**	Forecast Standard Deviation (FSD)	**0.13**
Estimated Value Low	**2930**		

(1) Rental Trends is a CoreLogicÂ® 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	**SW18218575**	MLS Current List Price	**$444,999**
MLS Status	**Expired**	MLS Original List Price	**$444,999**
MLS Source	**CRM**	MLS Listing Agent	**Tbussana-Anastasia Busse**
MLS Area	**SRCAR - SOUTHWEST RIVERSIDE COUNTY**	MLS Listing Broker	**SILVERSTAR REALTY**
MLS Status Change Date	**01/01/2019**		

MLS Listing #	Sw18035526	Oc14232767	Sw14013971	Iv13098999	C10009378
MLS Status	**Canceled**	**Closed**	**Canceled**	**Expired**	**Expired**
MLS Listing Date	**02/12/2018**	**10/31/2014**	**01/20/2014**	**05/26/2013**	**12/01/2009**
MLS Listing Price	**$435,000**	**$324,000**	**$257,000**	**$274,900**	**$238,000**
MLS Orig Listing Price	**$450,000**	**$329,900**	**$257,000**	**$274,900**	**$238,000**
MLS Close Date		**03/06/2015**			
MLS Listing Close Price		**$324,000**			
MLS Listing Cancellation Date	**03/22/2018**		**08/22/2014**		
MLS Source History	**CRM**	**CRM**	**CRM**	**CRM**	**CRM**

MLS Listing #	C08119296	H08034071	C08053203
MLS Status	**Expired**	**Canceled**	**Expired**
MLS Listing Date	**08/18/2008**	**03/05/2008**	**03/05/2008**
MLS Listing Price	**$240,000**	**$299,000**	**$290,000**
MLS Orig Listing Price	**$270,000**	**$299,000**	**$299,000**
MLS Close Date			
MLS Listing Close Price			
MLS Listing Cancellation Date		**04/28/2008**	
MLS Source History	**CRM**	**CRM**	**CRM**

LAST MARKET SALE & SALES HISTORY

Recording Date	**03/06/2015**	Sale Type	**Full**
Sale Date	**01/07/2015**	Deed Type	**Grant Deed**
Sale Price	**$324,000**	Owner Name	**German Corri M Living Trust**
Price Per Square Feet	**$129.65**	Owner Name 2	**German David L Living Trust**
Document Number	**91862**	Seller	**Deforge Investments Inc**

Recording Date	06/26/2026	10/19/2020	10/14/2020	03/06/2015	11/24/2014
Sale Date	**06/25/2026**	**10/07/2020**	**10/07/2020**	**01/07/2015**	**10/21/2014**
Sale Price				**$324,000**	**$270,600**
Nominal	**Y**	**Y**	**Y**		
Buyer Name	**German Corri M Living Trust**	**German David & Currl**	**German David**	**German David & Corri**	**Deforge Investments Inc**
Seller Name	**German David & Corri**	**German David**	**German Corri**	**Deforge Investments Inc**	**Northwest Trustee Services**
Document Number	**198199**	**499564**	**493841**	**91862**	**449748**
Document Type	**Grant Deed**	**Grant Deed**	**Grant Deed**	**Grant Deed**	**Trustee's Deed (Foreclosure)**

Recording Date	06/21/2012	02/28/2006	
Sale Date	**06/21/2012**	**02/15/2006**	
Sale Price	**$10,880**	**$445,000**	
Nominal			
Buyer Name	**Shore Pointe Assn**	**Green Chris L & Jacqueline Q**	
Seller Name	**Coast Assessment Service**	**K Hovnanian Forecast Homes Inc**	
Document Number	**286722**	**145182**	
Document Type	**Trustee's Deed (Foreclosure)**	**Grant Deed**	

MORTGAGE HISTORY

Mortgage Date	10/27/2025	06/15/2021	10/14/2020	06/10/2019	09/21/2017
Mortgage Amount	**$29,370**	**$52,550**	**$358,500**	**$350,000**	**$352,004**
Mortgage Lender	**Figure Lndg LLC**	**Figure Lndg LLC**	**Pacific Lndg Inc**	**Fairway Independent Mtg Corp**	**Home Pt Fin'l Corp**
Mortgage Code	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Fha**

Mortgage Date	03/06/2015	02/28/2006	02/28/2006
Mortgage Amount	**$318,131**	**$355,900**	**$88,950**
Mortgage Lender	**Flagstar Bk Fsb**	**K Hovnanian American Mtg LLC**	**K Hovnanian American Mtg LLC**
Mortgage Code	**Fha**	**Conventional**	**Conventional**

FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice	Notice Of Trustee's Sale
Default Date		**06/16/2014**			
Foreclosure Filing Date	**09/24/2014**	**06/16/2014**	**05/18/2012**		**01/06/2009**
Recording Date	**09/25/2014**	**06/17/2014**	**05/18/2012**	**04/22/2010**	**03/04/2010**
Document Number	**365736**	**222271**	**231081**	**184962**	**98469**
Default Amount		**$246,571**			
Final Judgment Amount	**$615,161**		**$10,939**		**$468,525**
Original Doc Date	**02/28/2006**	**02/28/2006**	**07/14/2008**	**08/12/2008**	**02/28/2006**
Original Document Number	**145183**	**145183**	**384067**	**443194**	**145183**
Lien Type			**Lien (Hoa)**		

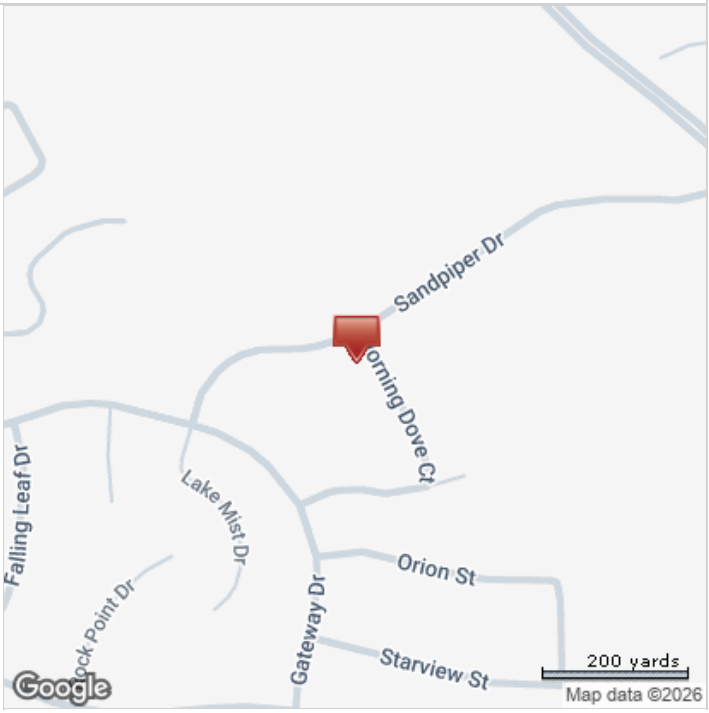
Document Type	Notice Of Default	Notice Of Default
Default Date	**08/31/2009**	**08/11/2008**
Foreclosure Filing Date	**08/31/2009**	**08/11/2008**
Recording Date	**08/31/2009**	**08/12/2008**
Document Number	**454321**	**443194**
Default Amount	**$4,779**	**$18,330**
Final Judgment Amount		
Original Doc Date	**07/14/2008**	**02/28/2006**
Original Document Number	**384067**	**145183**

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Lien Type	**Lien (Hoa)**

PROPERTY MAP





*Lot Dimensions are Estimated

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