



Real Estate Reports

Property:
10101 Leucadia Ln
Riverside, CA 92503
APN: 155-322-018

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Corp,
10101 Leucadia Ln, Riverside, CA 92503

APN: 155-322-018
Riverside County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT CORP,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 212 RANCHO CUCAMONGA CA 91730**

Site Address: **10101 LEUCADIA LN RIVERSIDE CA 92503**

Assessor Parcel Number: **155-322-018**

Census Tract: **0410.02**

Housing Tract Number: **5522-1**

Lot Number: **46**

Legal description: **Lot: 46 Tract No: 5522-1 Abbreviated Description: LOT:46 CITY:RIVERSIDE TR#:5522-1 LOT 46 MB 082/011 TR 5522-1 City/Muni/Twp: RIVERSIDE**

Sale Information

Sale Date: **05/11/2018**

Document #: **2018-0184913**

Sale Amount: **\$295,000**

Seller: **MERENDINO, ELLYN**

Sale Type:

Cost/SF: **\$184**

Assessment & Tax Information

Assessed Value: **\$121,925**

Land Value: **\$19,494**

Imp. Value: **\$102,431**

Homeowner Exemption:

% Improvement: **84.01%**

Tax Amount: **\$1,506.92**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **9-010**

Tax Account ID: **155322018**

Property Characteristics

Bedrooms: **4**

Year Built: **1975**

Pool:

Bathrooms: **1.75**

Square Feet: **1,600 SF**

Lot Size: **6,534 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage: **Attached 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style:

Owner Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Corp,
10101 Leucadia Ln, Riverside, CA 92503

APN: 155-322-018
Riverside County

Prior Transfer

Recording Date: **05/11/2018**

Price: **\$295,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT CORP**

Buyer Vesting:

Seller Name: **MERENDINO, ELLYN**

Legal description: **Lot: 46 Tract No: 5522-1 Map Ref: MB 82 PG 11&12**

City/Muni/Twp: **RIVERSIDE**

Document #: **2018-0184913 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Sales Price Rounded From Tax**

Interest Rate:

Mortgage Record

Recording Date: **03/19/2004**

Loan Amount: **\$91,000**

TD Due Date: **04/01/2034**

Interest Rate:

Lender Name: **COUNTRYWIDE HOME LOANS INC**

Lender Type: **Lending Institution**

Borrowers Name: **MERENDINO, ELLYN**

Vesting: **Married Woman As Her Sole And Separate Property**

Document #: **2004-0197063 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

Prior Transfer

Recording Date: **03/19/2004**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MERENDINO, ELLYN**

Buyer Vesting: **Married Woman As Her Sole And Separate Property**

Seller Name: **MERENDINO, ELLYN; PHILPOT, ELLYN**

Legal description: **Lot: 46 Tract No: 5522-1 Map Ref: MB82 PG11&12**

City/Muni/Twp: **RIVERSIDE**

Document #: **2004-0197062 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Prior Transfer

Recording Date: **03/19/2004**

Price: **N/A**

First TD: **N/A**

Document #: **2004-0197061 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **MERENDINO, ELLYN**

Buyer Vesting: **Married Woman As Her Sole And Separate Property**

Seller Name: **MERENDINO, ROBERT**

Legal description: **Lot: 46 Tract No: 5522-1 Map Ref: MB82 PG11&12**

City/Muni/Twp: **RIVERSIDE**



Comparables

Trinity Redevelopment Corp,
10101 Leucadia Ln, Riverside, CA 92503

APN: 155-322-018
Riverside County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		05/11/2018	\$295,000	\$184	1,600	/4/1.75	1975	6,534 SF		
1	6886 BISCAYNE AVE	05/03/2018	\$351,000	\$334	1,048	/3/1.5	1974	6,534 SF		.33 Mi.
2	6855 BUTTE DR	04/27/2018	\$315,000	\$213	1,476	/4/2	1977	8,712 SF		.22 Mi.
3	9580 ALTADENA DR	04/26/2018	\$410,000	\$216	1,890	/5/2.5	1974	6,970 SF		.21 Mi.
4	6829 ECHO CT	04/25/2018	\$369,000	\$288	1,280	/4/1.75	1974	8,276 SF		.22 Mi.
5	6625 DORINDA DR	04/13/2018	\$340,000	\$218	1,559	/4/1.75	1968			.36 Mi.
6	10131 LEUCADIA LN	04/10/2018	\$371,000	\$238	1,556	/4/1.75	1976	7,405 SF		.03 Mi.
7	9450 CABRILLO DR	03/21/2018	\$300,000	\$247	1,212	/4/1.75	1970	10,019 SF		.30 Mi.
8	9840 MANDALAY CT	03/16/2018	\$365,000	\$299	1,218	/4/1.75	1972	5,663 SF		.16 Mi.
9	6837 CUCAMONGA ST	03/08/2018	\$400,000	\$271	1,476	/4/2	1977	10,890 SF		.28 Mi.
10	8968 RANDOLPH ST	03/01/2018	\$360,000	\$278	1,292	/4/1.75	1975	13,068 SF		.40 Mi.
11	7008 PASADENA PL	02/13/2018	\$373,000	\$234	1,588	/4/1.75	1976	5,227 SF		.17 Mi.
12	8949 EAGLE WAY	02/05/2018	\$375,000	\$290	1,292	/4/1.75	1975	6,534 SF		.39 Mi.
13	9845 RANDOLPH ST	01/31/2018	\$385,000	\$272	1,411	/4/1.75	1968	6,970 SF		.25 Mi.
14	7167 IDYLLWILD LN	01/29/2018	\$348,000	\$261	1,330	/3/1.75	1977	4,792 SF		.35 Mi.
15	9595 ALTADENA DR	12/21/2017	\$335,000	\$319	1,048	/3/1.5	1974	6,534 SF		.22 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		05/11/2018	\$295,000	\$184	1,600	/4/1.75	1975	6,534 SF		
1	6886 BISCAYNE AVE RIVERSIDE, CA 92503-1192	05/03/2018	\$351,000	\$334	1,048	/3/1.5	1974	6,534 SF		.33 Mi.
APN: 155-305-002 Document #: 2018-0173821 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:2 Tract No:5528 MapRef:MB 80 PG 52&53 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE										
Buyer Name: ARROYO, MARIA M										
Seller Name: BRECKENRIDGE PROPEERTY FUND 2016 LLC										
2	6855 BUTTE DR RIVERSIDE, CA 92505-1005	04/27/2018	\$315,000	\$213	1,476	/4/2	1977	8,712 SF		.22 Mi.
APN: 154-253-010 Document #: 2018-0164583 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:47 Tract No:9418 MapRef:MB 94 PG 14-18 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE										
Buyer Name: GUTIERREZ, MONICA										
Seller Name: SRA, BALTEJ S										
3	9580 ALTADENA DR RIVERSIDE, CA 92503-1188	04/26/2018	\$410,000	\$216	1,890	/5/2.5	1974	6,970 SF		.21 Mi.
APN: 155-304-001 Document #: 2018-0161632 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:29 Tract No:5528 MapRef:MB 80 PG 52&53 City/Muni/Twp:RIVERSIDE										
Buyer Name: BARRERA, RAFAEL										
Seller Name: OJEDA, JESUS VILARREAL JESUS VILARREAL OJEDA LIVING TRUST										
4	6829 ECHO CT RIVERSIDE, CA 92503-1146	04/25/2018	\$369,000	\$288	1,280	/4/1.75	1974	8,276 SF		.22 Mi.
APN: 155-306-007 Document #: 2018-0157958 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:5528 MapRef:MB 80 PG 52&53 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE										
Buyer Name: LOPEZ, JENNIFER CRISOL ROSALES, JORGE LUIS GODOY										
Seller Name: BARRERA, RAFAEL										
5	6625 DORINDA DR RIVERSIDE, CA 92503-1110	04/13/2018	\$340,000	\$218	1,559	/4/1.75	1968			.36 Mi.
APN: 155-162-008 Document #: 2018-0143010 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:3540 MapRef:MB 57 PG 41&42 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE										
Buyer Name: RAMIREZ, MARIO LOZADA										
Seller Name: LODRIGUITO, IDA Z										
6	10131 LEUCADIA LN RIVERSIDE, CA 92503-1053	04/10/2018	\$371,000	\$238	1,556	/4/1.75	1976	7,405 SF		.03 Mi.
APN: 155-322-022 Document #: 2018-0136930 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:38 Tract No:5522 MapRef:MB 82 PG 69&70 City/Muni/Twp:RIVERSIDE										

Buyer Name: MENDOZA, MARIA MENDOZA, RAUL

Seller Name: WALTHALL, RUSSELL S WALTHALL, BRITTANY M

7 9450 CABRILLO DR **03/21/2018** **\$300,000** **\$247** **1,212** **/4/1.75** **1970** **10,019 SF** **.30 Mi.**
RIVERSIDE, CA 92503-1169

APN: 155-142-005 Document #: 2018-0106675 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:4023 MapRef:MB 65 PG 54&55 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE

Buyer Name: FORGASH, JAMES GRIGSBY, KENT

Seller Name: SLOME, SHARON M

8 9840 MANDALAY CT **03/16/2018** **\$365,000** **\$299** **1,218** **/4/1.75** **1972** **5,663 SF** **.16 Mi.**
RIVERSIDE, CA 92503-1153

APN: 155-101-010 Document #: 2018-0100706 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:10 Tract No:4154 MapRef:MB 71 PG 39&40 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE

Buyer Name: SERNA, IRENE SERNA, JOHN JOSEPH

Seller Name: HOMEOWNERS EQUITY CORP

9 6837 CUCAMONGA ST **03/08/2018** **\$400,000** **\$271** **1,476** **/4/2** **1977** **10,890 SF** **.28 Mi.**
RIVERSIDE, CA 92505-1009

APN: 154-252-013 Document #: 2018-0089334 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:17 Tract No:9418 MapRef:MB 94 PG 14-18 City/Muni/Twp:RIVERSIDE

Buyer Name: SCHLANGER, DAVID BRIAN SCHLANGER, ASHLEE GINA

Seller Name: ZIEGENMEYER II, WILLIAM A

10 8968 RANDOLPH ST **03/01/2018** **\$360,000** **\$278** **1,292** **/4/1.75** **1975** **13,068 SF** **.40 Mi.**
RIVERSIDE, CA 92503-1242

APN: 155-145-025 Document #: 2018-0076509 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:35 Tract No:5104-1 MapRef:MB 82 PG 9&10 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE

Buyer Name: RODRIGUEZ, OMAR GONZALEZ, EDITH KAREN

Seller Name: INFANTE JR, JON L INFANTE, SHAWNDRA N

11 7008 PASADENA PL **02/13/2018** **\$373,000** **\$234** **1,588** **/4/1.75** **1976** **5,227 SF** **.17 Mi.**
RIVERSIDE, CA 92503-1042

APN: 155-371-012 Document #: 2018-0054465 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:25 Tract No:6537-2 MapRef:MB 86 PG 49&50 City/Muni/Twp:RIVERSIDE

Buyer Name: GOMEZ, PORFIRIO

Seller Name: ONULDO INC

12 8949 EAGLE WAY **02/05/2018** **\$375,000** **\$290** **1,292** **/4/1.75** **1975** **6,534 SF** **.39 Mi.**
RIVERSIDE, CA 92503-1221

APN: 155-332-003 Document #: 2018-0044552 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Tract No:5104-2 MapRef:MB 82 PG 52&53 City/Muni/Twp:RIVERSIDE

Buyer Name: SAMANIEGO, NICKIE A SAMANIEGO, MANUEL

Seller Name: TREJO, EDEL

13 **9845 RANDOLPH ST** **01/31/2018** **\$385,000** **\$272** **1,411** **/4/1.75** **1968** **6,970 SF** **.25 Mi.**
RIVERSIDE, CA 92503-1187

APN: 155-123-020 Document #: 2018-0038070 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:9 Tract No:3780 MapRef:MB 59 PG 69&70 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE

Buyer Name: VALENCIA, RAUL VARGAS, MARIA

Seller Name: PARKER, BRUCE PARKER FAMILY TRUST

14 **7167 IDYLLWILD LN** **01/29/2018** **\$348,000** **\$261** **1,330** **/3/1.75** **1977** **4,792 SF** **.35 Mi.**
RIVERSIDE, CA 92503-1048

APN: 155-392-011 Document #: 2018-0035192 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:15 Tract No:6537 MapRef:MB 92 PG 26&27 Abbreviated Description:TRA 009 City/Muni/Twp:RIVERSIDE

Buyer Name: TRIGG, NICHOLAS A ABUNDIS, STEPHANY

Seller Name: SETAI, HERMAN SETAI, FELICIA

15 **9595 ALTADENA DR** **12/21/2017** **\$335,000** **\$319** **1,048** **/3/1.5** **1974** **6,534 SF** **.22 Mi.**
RIVERSIDE, CA 92503-1190

APN: 155-302-007 Document #: 2017-0536866 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:30 Tract No:5528 MapRef:MB 80 PG 52&53 City/Muni/Twp:RIVERSIDE

Buyer Name: CHAVEZ, JAZMIN NICHOLE CHAVEZ, EMMANUEL ALEJANDRO

Seller Name: URIOZCO REALTY LLC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **6,970 SF**

Median # of Baths: **1.75**

Median Living Area: **1,330 SF**

Median Year Built: **1974**

Price Range - 2 Yrs: **\$300,000 To \$410,000**

Age Range: **41 Years To 50 Years**

Median Value: **\$365,000**

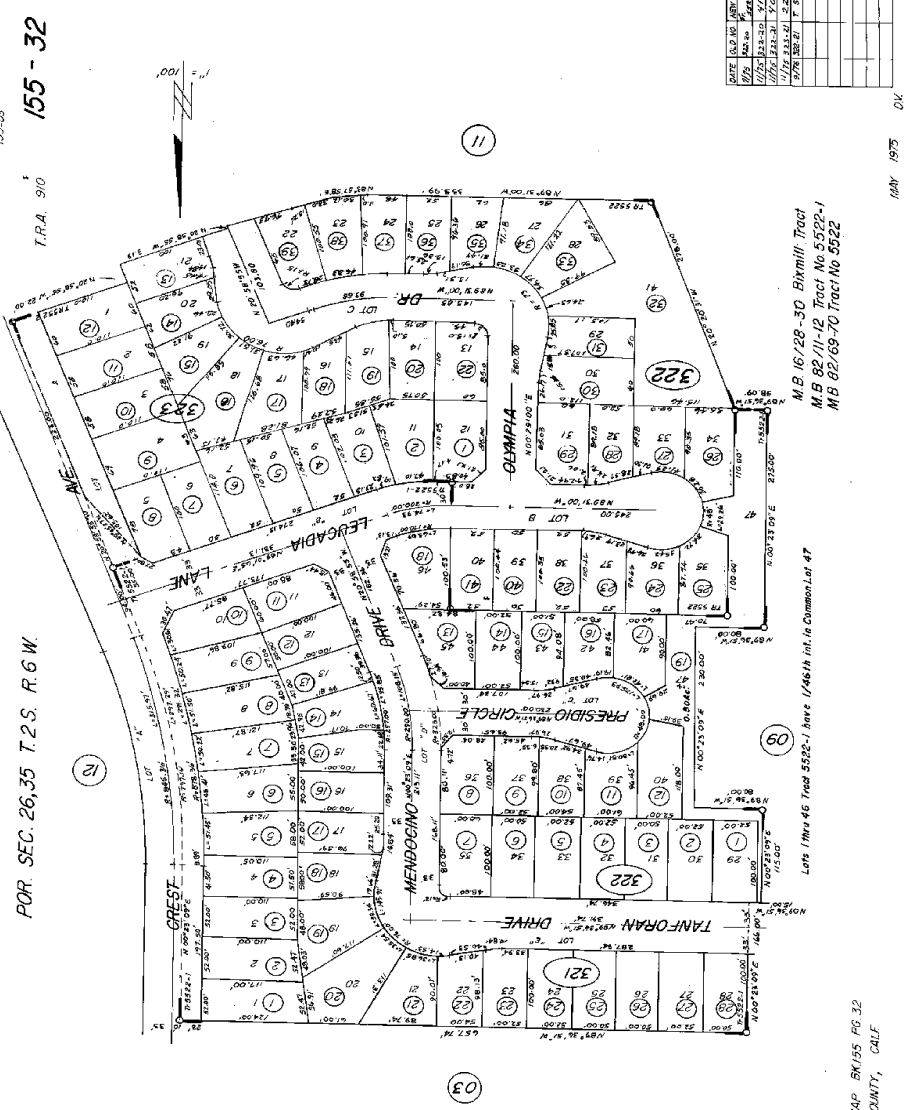
Median Age: **44 Years**



Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)



135-03

T.R.A. 910
155 - 32

POR. SEC. 26,35 T.2 S. R.6 W

M.B. 16/28-30 Bixmill Tract
M.B. 62/11-12 Tract No 5522-1
M.B. 62/69-70 Tract No 5522

ASSESOR'S MAP BK/55 PG 32
RIVERSIDE COUNTY, CALIF

MAY 1975
DK



Trinity Redevelopment Corp,
10101 Leucadia Ln, Riverside, CA 92503

APN: 155-322-018
Riverside County

TRINITY REDEVELOPMENT CORP,
**10101 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-322-018
Bedrooms: 4
Square Feet: 1,600 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 6,534 SF
Garage: A

LUDY IRVING E; LUDY BIRDIE L
**10111 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-322-041
Bedrooms: 3
Square Feet: 1,315 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 5,227 SF
Garage: A

NICK BAYYINAH
**10110 PRESIDIO CIR
RIVERSIDE CA 92503**

APN: 155-322-013
Bedrooms: 4
Square Feet: 1,588 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 6,534 SF
Garage: A

MARTINEZ DANIEL A
**10121 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-322-040
Bedrooms: 4
Square Feet: 1,593 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 4,792 SF
Garage: A

LOPEZ DAVID; LOPEZ MARLENE
**10120 PRESIDIO CIR
RIVERSIDE CA 92503**

APN: 155-322-014
Bedrooms: 4
Square Feet: 1,600 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 5,227 SF
Garage: A

CARRANZA NICOLAS; CARRANZA RUTH
**6870 MENDOCINO DR
RIVERSIDE CA 92503**

APN: 155-321-011
Bedrooms: 4
Square Feet: 1,600 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 6,098 SF
Garage: A

MONGE OSCAR; MONGE CLAUDIA
**6880 MENDOCINO DR
RIVERSIDE CA 92503**

APN: 155-321-012
Bedrooms: 3
Square Feet: 1,330 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 4,792 SF
Garage: A

MENDOZA, MARIA
**10131 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-322-022
Bedrooms: 4
Square Feet: 1,556 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 7,405 SF
Garage: A

HERNANDEZ SAMUEL; HERNANDEZ ANNA
**10106 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-323-002
Bedrooms: 4
Square Feet: 1,578 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 5,663 SF
Garage: A

BARTH DARRYL W; BARTH VICKY L
**10102 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-323-003
Bedrooms: 3
Square Feet: 1,312 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 5,227 SF
Garage: A

RUIZ MARY MARGARET
**10110 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-323-001
Bedrooms: 4
Square Feet: 1,578 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 6,098 SF
Garage: A

HOVDA THOMAS D; HOVDA BETH L
**10130 PRESIDIO CIR
RIVERSIDE CA 92503**

APN: 155-322-015
Bedrooms: 4
Square Feet: 1,588 SF
Year Built: 1975

Bathrooms: 1.75
Lot Size: 4,792 SF
Garage: A

SCHULTZ EUGENE; SCHULTZ TERRI S
**10060 LEUCADIA LN
RIVERSIDE CA 92503**

APN: 155-323-004
Bedrooms: 3

Bathrooms: 1.75

BERRYMAN LARRY CARLTON
**6882 MENDOCINO DR
RIVERSIDE CA 92503**

APN: 155-321-013
Bedrooms: 4

Bathrooms: 1.75

Square Feet: 1,315 SF
Year Built: 1976

Lot Size: 5,227 SF
Garage: A

Square Feet: 1,588 SF
Year Built: 1975

Lot Size: 4,792 SF
Garage: A

WILLIAMS SCOTT
10050 LEUCADIA LN
RIVERSIDE CA 92503
APN: 155-323-005
Bedrooms: 4
Square Feet: 1,593 SF
Year Built: 1976

Bathrooms: 1.75
Lot Size: 5,227 SF
Garage: A

