



Real Estate Reports

Property:
1739 Benedetto Pt
Perris, CA 92571
APN: 308-290-019

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
1739 Benedetto Pt, Perris, CA 92571

APN: 308-290-019
Riverside County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 112
RANCHO
CUCAMONGA CA 91730**

Site Address: **1739 BENEDETTO PT
PERRIS CA 92571**

Assessor Parcel Number: **308-290-019**

Census Tract: **0426.19**

Housing Tract Number: **22834**

Lot Number: **19**

Legal description: **Lot: 19 Tract No: 22834 Abbreviated Description: LOT:19 CITY:PERRIS TR#:22834 .15 ACRES M/L IN
LOT 19 MB 292/035 TR 22834 City/Muni/Twp: PERRIS**

Sale Information

Sale Date: **12/11/2017**

Document #: **2017-0518363**

Sale Amount: **\$102,000**

Seller: **GARCIA, RODIMIRO**

Sale Type:

Cost/SF: **\$45**

Assessment & Tax Information

Assessed Value: **\$45,000**

Land Value: **\$40,000**

Imp. Value: **\$5,000**

Homeowner
Exemption:

% Improvement: **11.11%**

Tax Amount: **\$2,522.18**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **8-064**

Tax Account ID: **308290019**

Property Characteristics

Bedrooms: **4**

Year Built: **2004**

Pool:

Bathrooms: **2.75**

Square Feet: **2,252 SF**

Lot Size: **6,534 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **2**

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 Inc,
1739 Benedetto Pt, Perris, CA 92571

APN: 308-290-019
Riverside County

Mortgage Record

Recording Date: **12/22/2017**
Loan Amount: **\$125,000**
TD Due Date:
Interest Rate:
Lender Name: **TOTAL LENDER SOLUTIONS INC**
Lender Type: **Lending Institution**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **2017-0538723 BK-PG -**
Loan Type: **Building Or Construction Loan**
Type of Financing:

Prior Transfer

Recording Date: **12/11/2017**
Price: **\$102,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **GARCIA, RODIMIRO**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MB 292 PG 35-37**
City/Muni/Twp: **PERRIS**

Document #: **2017-0518363 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Prior Transfer

Recording Date: **01/09/2017**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **GARCIA, RODIMIRO**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **GONZALEZ, ANGELINA**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MAP292 PG35-37**
City/Muni/Twp: **PERRIS**

Document #: **2017-0009338 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Interest Rate:

Prior Transfer

Recording Date: **01/09/2017**
Price: **\$45,000**
First TD: **N/A**

Document #: **2017-0009337 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**

Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **GARCIA, RODIMIRO**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **SOUTHLAND REAL ESTATE GROUP INC**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MAP292 PG35-37**
City/Muni/Twp: **PERRIS**

Prior Transfer

Recording Date: **12/06/2016** Document #: **2016-0541824 BK-PG -**
Price: **\$5,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **SOUTHLAND REAL ESTATE GROUP INC**
Buyer Vesting:
Seller Name: **SANDOVAL, JESUS; SANDOVAL, RAMONA**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MB292 PG35-37**
City/Muni/Twp: **PERRIS**

Mortgage Release

Recording Date: **09/26/2016** Document #: **2016-0417957 BK-PG -**
Loan Amount: **\$222,016** Document Type: **Full Release With Legal Description**
Original Lender: **COUNTRYWIDE BANK FSB** Origination Doc #: **2008-0266144 BK-PG -**
Borrowers Name: **SANDOVAL,JESUS;SANDOVAL,RAMONA** Effective Date: **09/19/2016**
Origination Recording Date: **05/16/2008**
Current Lender: **T.D. SERVICE COMPANY**

Mortgage Assignment

Recording Date: **06/20/2016** Document #: **2016-0252222 BK-PG -**
Loan Amount: **\$222,016** Document Type: **Assignment Of Mortgage**
Original Lender: **COUNTRYWIDE BANK FSB** Origination Doc #: **2008-0266144 BK-PG -**
Borrowers Name: **SANDOVAL,JESUS;SANDOVAL,RAMONA** Effective Date: **05/20/2016**
Origination Recording Date: **05/16/2008** Assignee Name: **THE RMAC TRUST, SERIES 2016-CTT;U.S. BANK NATIONAL ASSOCIATION**
Assignor Name: **BANK OF AMERICA, N.A.**

Mortgage Assignment

Recording Date: **05/17/2011** Document #: **2011-0216140 BK-PG -**
Loan Amount: **\$222,016** Document Type: **Assignment Of Mortgage**
Original Lender: **COUNTRYWIDE BANK FSB** Origination Doc #: **2008-0266144 BK-PG -**
Borrowers Name: **JESUS SANDOVAL** Effective Date:
Origination Recording Date: **05/16/2008** Assignee Name: **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP**
Assignor Name: **MERS, INC.**

Mortgage Record

Recording Date: **05/16/2008** Document #: **2008-0266144 BK-PG -**
Loan Amount: **\$222,016** Loan Type: **FHA**
TD Due Date: **06/01/2038** Type of Financing:
Interest Rate:
Lender Name: **COUNTRYWIDE BANK FSB**
Lender Type: **Bank**
Borrowers Name: **SANDOVAL, JESUS; SANDOVAL, RAMONA**
Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **05/16/2008** Document #: **2008-0266143 BK-PG -**
Price: **\$225,500** Document Type: **Grant Deed**
Multiple Parcels Involved In This Transaction
First TD: **\$222,016** Type of Sale: **Full Amount On Deed**
Mortgage Doc #: **2008-0266144** Interest Rate:
Lender Name: **COUNTRYWIDE BANK FSB**
Buyer Name: **SANDOVAL, JESUS; SANDOVAL, RAMONA**
Buyer Vesting: **Joint Tenants**
Seller Name: **HSBC BANK USA NA; FIELDSTONE MORTGAGE INVESTMENT TRUST SER**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MB292 PG35-37**
City/Muni/Twp: **PERRIS**

Prior Transfer

Recording Date: **04/11/2007** Document #: **2007-0244008 BK-PG -**
Price: **\$327,101** Document Type: **Trustee's Deed (Certificate Of Title)**
First TD: **N/A** Type of Sale: **Full Amount On Deed**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **HSBC BANK USA NA**
Buyer Vesting:
Seller Name: **GIBSON, FREDRICK T; JOHNSON, FATIMA N**
Legal description: **Lot: 19 Tract No: 22834 Map Ref: MB292 PG35-37**
City/Muni/Twp: **PERRIS**

Foreclosure Record

Recording Date: **03/16/2007** Document #: **2007-0181992 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **815 W 6TH ST, CORONA**
Auction Date/Time: **04/03/2007 02:30 P.M.**
Min. Bid Amount **\$325,181**
Legal description:

Mortgage Assignment

Recording Date: **02/02/2007** Document #: **2007-0080618 BK-PG -**

Loan Amount: **\$308,000**
Original Lender: **FIELDSTONE MORTGAGE CO**
Borrowers Name: **FREDERICK T GIBSON**
Origination Recording Date: **06/01/2005**
Assignor Name: **MERS, INC.**

Document Type: **Assignment Of Mortgage**
Origination Doc #: **2005-0435615 BK-PG -**
Effective Date:
Assignee Name: **HSBC BANK USA, NATIONAL ASSOCIATION**

Foreclosure Record

Recording Date: **12/12/2006**
Document Type: **Notice Of Default**
Beneficiary Name:
Trustor Names: **GIBSON, FREDRICK T; JOHNSON, FATIMA N**
Trustee Name:
Mailing Address: , , -
Trustee Phone #:
TS#: **20069019205955**
Loan Date: **06/01/2005**
Contact Name: **CHASE HOME FINANCE LLC**
Attention: **FIRST AMERICAN LOANSTAR TRUSTEE SERVICES**
Mailing Address: **PO BOX 961253, FORT WORTH, TX 76161-**
Legal description: **Lot: 190**

Document #: **2006-0908404 BK-PG -**
Case Number: **20069019205955**

Loan Doc #: **2005-0435615**
Loan Amount: **\$308,000**

Mortgage Assignment

Recording Date: **07/06/2005**
Loan Amount: **\$308,000**
Original Lender: **FIELDSTONE MORTGAGE CO**
Borrowers Name: **FREDERICK T GIBSON**
Origination Recording Date: **06/01/2005**
Assignor Name: **MERS, INC., ITS SUCCESSORS AND ASSIGNS, AS NOMINEE FOR THE TRUE BENEFICIARY**

Document #: **2005-0539067 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **2005-0435615 BK-PG -**
Effective Date:
Assignee Name: **MERS, INC., ITS SUCCESSORS AND ASSIGNS, AS NOMINEE FOR THE TRUE BENEFICIARY**

Mortgage Release

Recording Date: **06/10/2005**
Loan Amount: **\$243,961**
Original Lender: **AMERICAS WHOLESALE LENDER**
Borrowers Name: **FREDERICK T GIBSON**
Origination Recording Date: **06/30/2004**
Current Lender: **MERS, INC.**

Document #: **2005-0462844 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2004-0505111 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **06/01/2005**
Loan Amount: **\$57,750**
TD Due Date: **06/01/2020**
Interest Rate: **6.99%**
Lender Name: **FIELDSTONE MORTGAGE CO**
Lender Type: **Subprime Lender**

Document #: **2005-0435616 BK-PG -**
Loan Type: **Stand Alone Second**
Type of Financing: **Fixed To Adjustable**

Borrowers Name: **GIBSON, FREDERICK T; JOHNSON, FATIMA N**

Vesting: **Joint Tenants**

Fixed Step:

Adjustable Rate Index: **6 Month Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <: **6.99%**

Maximum Interest Rate: **12.99%**

Prepayment Penalty Rider: **No**

Change Index: **5.5%**

First Change Date: **06/01/2007**

Int Rate not >: **9.99%**

Interest Only Period: **5 Years**

Prepayment Penalty Term:

Mortgage Record

Recording Date: **06/01/2005**

Loan Amount: **\$308,000**

TD Due Date: **06/01/2035**

Interest Rate: **6.99%**

Lender Name: **FIELDSTONE MORTGAGE CO**

Lender Type: **Subprime Lender**

Borrowers Name: **GIBSON, FREDERICK T; JOHNSON, FATIMA N**

Vesting: **Joint Tenants**

Fixed Step:

Adjustable Rate Index: **6 Month Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <: **6.99%**

Maximum Interest Rate: **12.99%**

Prepayment Penalty Rider: **No**

Document #: **2005-0435615 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing: **Fixed To Adjustable**

Change Index: **5.5%**

First Change Date: **06/01/2007**

Int Rate not >: **9.99%**

Interest Only Period:

Prepayment Penalty Term:

Mortgage Record

Recording Date: **06/30/2004**

Loan Amount: **\$60,991**

TD Due Date:

Interest Rate:

Lender Name:

Lender Type:

Borrowers Name: **GIBSON, FREDERICK T; JOHNSON, FATIMA N**

Vesting: **Joint Tenants**

Fixed Step:

Adjustable Rate Index: **Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <:

Maximum Interest Rate:

Prepayment Penalty Rider: **No**

Document #:

Loan Type:

Type of Financing:

Change Index:

First Change Date:

Int Rate not >:

Interest Only Period:

Prepayment Penalty Term:

Mortgage Record

Recording Date: **06/30/2004**

Loan Amount: **\$243,961**

TD Due Date: **07/01/2034**

Interest Rate: **5.87%**

Lender Name: **AMERICAS WHOLESALE LENDER**

Lender Type: **Lending Institution**

Borrowers Name: **GIBSON, FREDERICK T; JOHNSON, FATIMA N**

Document #: **2004-0505111 BK-PG -**

Loan Type: **Conventional**

Type of Financing: **Fixed To Adjustable**

Vesting: **Joint Tenants**

Fixed Step:

Adjustable Rate Index: **Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <:

Maximum Interest Rate:

Prepayment Penalty Rider: **No**

Change Index: **4.87%**

First Change Date:

Int Rate not >:

Interest Only Period:

Prepayment Penalty Term:

Prior Transfer

Recording Date: **06/30/2004**

Price: **\$305,000**

First TD: **\$243,961**

Mortgage Doc #: **2004-0505111**

Lender Name: **AMERICAS WHOLESALE LENDER**

Buyer Name: **GIBSON, FREDERICK T; JOHNSON, FATIMA N**

Buyer Vesting: **Joint Tenants**

Seller Name: **BARRATT AMERICAN INC**

Fixed Step:

Adjustable Rate Index: **Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <:

Maximum Interest Rate:

Prepayment Penalty Rider: **No**

Document #: **2004-0505110 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full-Computed From Transfer Tax**

Interest Rate:

Change Index: **4.87%**

First Change Date:

Int Rate not >:

Interest Only Period:

Prepayment Penalty Term:

Legal description: **Lot: 19 Tract No: 22834 Map Ref: MB292 PG35-37**

City/Muni/Twp: **PERRIS**



Comparables

Trinity Redevelopment Inc,
1739 Benedetto Pt, Perris, CA 92571

APN: 308-290-019
Riverside County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/11/2017	\$102,000	\$45	2,252	/4/2.75	2004	6,534 SF		
1	1573 BLUE BONNET WAY	03/01/2018	\$325,000	\$131	2,464	/4/2.5	2004	6,534 SF		.23 Mi.
2	3958 CORAL HAVEN CT	02/21/2018	\$315,000	\$152	2,068	/3/3	2003	3,920 SF		.25 Mi.
3	1713 DOBELL ST	02/20/2018	\$301,000	\$149	2,010	/3/2.5	2004	4,356 SF		.19 Mi.
4	3055 AVALON PKWY	02/16/2018	\$330,000	\$147	2,236	/4/2.5	2010	6,969 SF		.31 Mi.
5	3049 GAZANIA DR	02/16/2018	\$292,500	\$237	1,230	/3/2	2010	6,969 SF		.34 Mi.
6	3913 BARBURY PALMS WAY	01/24/2018	\$323,000	\$143	2,252	/4/2.75	2003	4,791 SF		.39 Mi.
7	3083 AVISHAN DR	01/09/2018	\$325,000	\$150	2,162	/3/2.5	2007	6,534 SF		.37 Mi.
8	2075 MOUNT VERDUGO LN	01/05/2018	\$350,000	\$119	2,924	/5/2.75	2006	6,098 SF		.38 Mi.
9	3066 JACINTA DR	12/29/2017	\$300,000	\$185	1,620	/4/2	2009	5,662 SF		.30 Mi.
10	1904 BROCKSTONE DR	12/29/2017	\$327,272	\$150	2,177	/4/2.5	2005	5,662 SF		.22 Mi.
11	2077 VERANDA CT	12/21/2017	\$328,000	\$130	2,513	/5/2.75	2006	4,791 SF		.39 Mi.
12	3262 AVALON PKWY	12/13/2017	\$280,000	\$168	1,665	/3/2	1989	60,549 SF		.09 Mi.
13	1838 MOUNT VERDUGO LN	12/07/2017	\$330,000	\$120	2,731	/4/2.75	2005	4,791 SF		.13 Mi.
14	3794 BELLA VILLAGIO AVE	12/05/2017	\$330,000	\$114	2,887	/5/3	2004	5,227 SF		.22 Mi.
15	3905 BARBURY PALMS WAY	11/28/2017	\$285,000	\$166	1,711	/3/2	2003	4,356 SF		.38 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		12/11/2017	\$102,000	\$45	2,252	/4/2.75	2004	6,534 SF		
1	1573 BLUE BONNET WAY PERRIS, CA 92571-7609	03/01/2018	\$325,000	\$131	2,464	/4/2.5	2004	6,534 SF		.23 Mi.
APN: 303-592-002 Document #: 2018-0076650 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:113 Tract No:30518 MapRef:MB 344 PG 46-53 City/Muni/Twp:PERRIS										
Buyer Name: LUNA, ROGELIO PEREZ, BRENDA										
Seller Name: SOEKAMTO, SOEBIANTORO TEANG, SUMINAH										
2	3958 CORAL HAVEN CT PERRIS, CA 92571-7498	02/21/2018	\$315,000	\$152	2,068	/3/3	2003	3,920 SF		.25 Mi.
APN: 308-241-020 Document #: 2018-0064709 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Tract No:22836 MapRef:MB 245 PG 5-9 City/Muni/Twp:PERRIS										
Buyer Name: PAGE, KIMMERIA D										
Seller Name: BISHAY, NANCY BISHAY, MICHAEL										
3	1713 DOBELL ST PERRIS, CA 92571-6502	02/20/2018	\$301,000	\$149	2,010	/3/2.5	2004	4,356 SF		.19 Mi.
APN: 308-312-003 Document #: 2018-0062728 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:55 Tract No:22837 MapRef:MB 292 PG 44-48 City/Muni/Twp:PERRIS										
Buyer Name: CIENFUEGOS, ADOLFO G CIENFUEGOS, ROSA LINDA										
Seller Name: BUNGAY, DAVID LAWRENCE										
4	3055 AVALON PKWY PERRIS, CA 92571-6911	02/16/2018	\$330,000	\$147	2,236	/4/2.5	2010	6,969 SF		.31 Mi.
APN: 307-421-018 Document #: 2018-0059590 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:34 Tract No:32249 MapRef:MB 411 PG 56-68 City/Muni/Twp:PERRIS										
Buyer Name: YESCAS, CHRISTIAN AMENHOTEP YESCAS, ANDREA										
Seller Name: DELEON, EDDIE OSWALDO										
5	3049 GAZANIA DR PERRIS, CA 92571-6928	02/16/2018	\$292,500	\$237	1,230	/3/2	2010	6,969 SF		.34 Mi.
APN: 307-420-015 Document #: 2018-0059522 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Tract No:32249 MapRef:MB 411 PG 56-68 City/Muni/Twp:PERRIS										
Buyer Name: AKIERMAN, GABRIELLE R										
Seller Name: PEREZ JR, JOSE ARTURO LUGO PEREZ, VANESSA										
6	3913 BARBURY PALMS WAY PERRIS, CA 92571-7473	01/24/2018	\$323,000	\$143	2,252	/4/2.75	2003	4,791 SF		.39 Mi.
APN: 308-232-036 Document #: 2018-0029469 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:67 Tract No:22836 MapRef:MB 245 PG 5-9 City/Muni/Twp:PERRIS										

Buyer Name: ALEJANDRO, VICTOR GARCIA, PAMELA ROSE

Seller Name: SANCHEZ, JORGE A

7 3083 AVISHAN DR **01/09/2018** **\$325,000** **\$150** **2,162** **/3/2.5** **2007** **6,534 SF** **.37 Mi.**
PERRIS, CA 92571-6921

APN: 307-431-013 Document #: 2018-0010399 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:99 Tract No:32249 MapRef:MB 411 PG 56-68 City/Muni/Twp:PERRIS

Buyer Name: WASHINGTON, LATANYA

Seller Name: FANNIE MAE STEWART LENDER SERVICES INC

8 2075 MOUNT VERDUGO LN **01/05/2018** **\$350,000** **\$119** **2,924** **/5/2.75** **2006** **6,098 SF** **.38 Mi.**
PERRIS, CA 92571-6508

APN: 308-354-007 Document #: 2018-0005501 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:19 Tract No:22833 MapRef:MB 382 PG 28-32 City/Muni/Twp:PERRIS

Buyer Name: MEDINA, DAVID P PEREZ, MARIA T

Seller Name: OLIVAS, ALBERTO OLIVAS, GLORIA

9 3066 JACINTA DR **12/29/2017** **\$300,000** **\$185** **1,620** **/4/2** **2009** **5,662 SF** **.30 Mi.**
PERRIS, CA 92571-6924

APN: 307-420-024 Document #: 2017-0549134 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:79 Tract No:32249 MapRef:MB 411 PG 56-68 City/Muni/Twp:PERRIS

Buyer Name: DYER, KIMEAKA

Seller Name: GRACIA, EDWARD ALVAREZ, LIZETTE

10 1904 BROCKSTONE DR **12/29/2017** **\$327,272** **\$150** **2,177** **/4/2.5** **2005** **5,662 SF** **.22 Mi.**
PERRIS, CA 92571-7357

APN: 308-211-052 Document #: 2017-0549796 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:22835 MapRef:MB 372 PG 1-6 City/Muni/Twp:PERRIS

Buyer Name: DYE, COLUMBUS DYE, ANDREA

Seller Name: TORRES, CHRISTIAN A

11 2077 VERANDA CT **12/21/2017** **\$328,000** **\$130** **2,513** **/5/2.75** **2006** **4,791 SF** **.39 Mi.**
PERRIS, CA 92571-6514

APN: 308-354-022 Document #: 2017-0536519 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:34 Tract No:22833 MapRef:MB 382 PG 27-32 City/Muni/Twp:PERRIS

Buyer Name: GARCIA, JUAN GONZALEZ, MARISELA

Seller Name: RAMIREZ, LORENA Y RAMIREZ, LORENA V

12 3262 AVALON PKWY **12/13/2017** **\$280,000** **\$168** **1,665** **/3/2** **1989** **60,549 SF** **.09 Mi.**
PERRIS, CA 92571-7013

APN: 308-200-009 Document #: 2017-0522502 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Block:6 Subdivision:FAIRVIEW FARMS NO 8 Tract No:20 MapRef:MB 16 PG 79 Abbreviated Description:PORTION BLK 6 City/Muni/Twp:PERRIS

Buyer Name: GARCIA, PABLO ENRIQUE GARCIA, REBEKKA LIZA

Seller Name: BRITTEN, NANCY ANN NANCY ANN BRITTEN FAMILY TRUST

13 **1838 MOUNT VERDUGO LN** **12/07/2017** **\$330,000** **\$120** **2,731** **/4/2.75** **2005** **4,791 SF** **.13 Mi.**
PERRIS, CA 92571-6503

APN: 308-334-022 Document #: 2017-0513995 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:4 Tract No:22832 MapRef:MB 382 PG 23-26 City/Muni/Twp:PERRIS

Buyer Name: UMALI, STEPHANIE

Seller Name: LAWA, HERBERT THE LAWA FAMILY TRUST

14 **3794 BELLA VILLAGIO AVE** **12/05/2017** **\$330,000** **\$114** **2,887** **/5/3** **2004** **5,227 SF** **.22 Mi.**
PERRIS, CA 92571-7551

APN: 308-324-011 Document #: 2017-0510527 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:83 Tract No:22838 MapRef:MB 291 PG 34-39 City/Muni/Twp:PERRIS

Buyer Name: HERNANDEZ, RAMON

Seller Name: JACK PINE CORP

15 **3905 BARBURY PALMS WAY** **11/28/2017** **\$285,000** **\$166** **1,711** **/3/2** **2003** **4,356 SF** **.38 Mi.**
PERRIS, CA 92571-7473

APN: 308-232-039 Document #: 2017-0497944 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:70 Tract No:22836 MapRef:MB 245 PG 5-9 City/Muni/Twp:PERRIS

Buyer Name: ALLEN, ADRIENNE RENE

Seller Name: HUNDLEY, JAMES L JAMES HUNDLEY TRUST

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **4**

Median Lot Size: **5,662 SF**

Median # of Baths: **2.5**

Median Living Area: **2,177 SF**

Median Year Built: **2005**

Price Range - 2 Yrs: **\$280,000 To \$350,000**

Age Range: **8 Years To 29 Years**

Median Value: **\$325,000**

Median Age: **13 Years**



Assessor Map

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

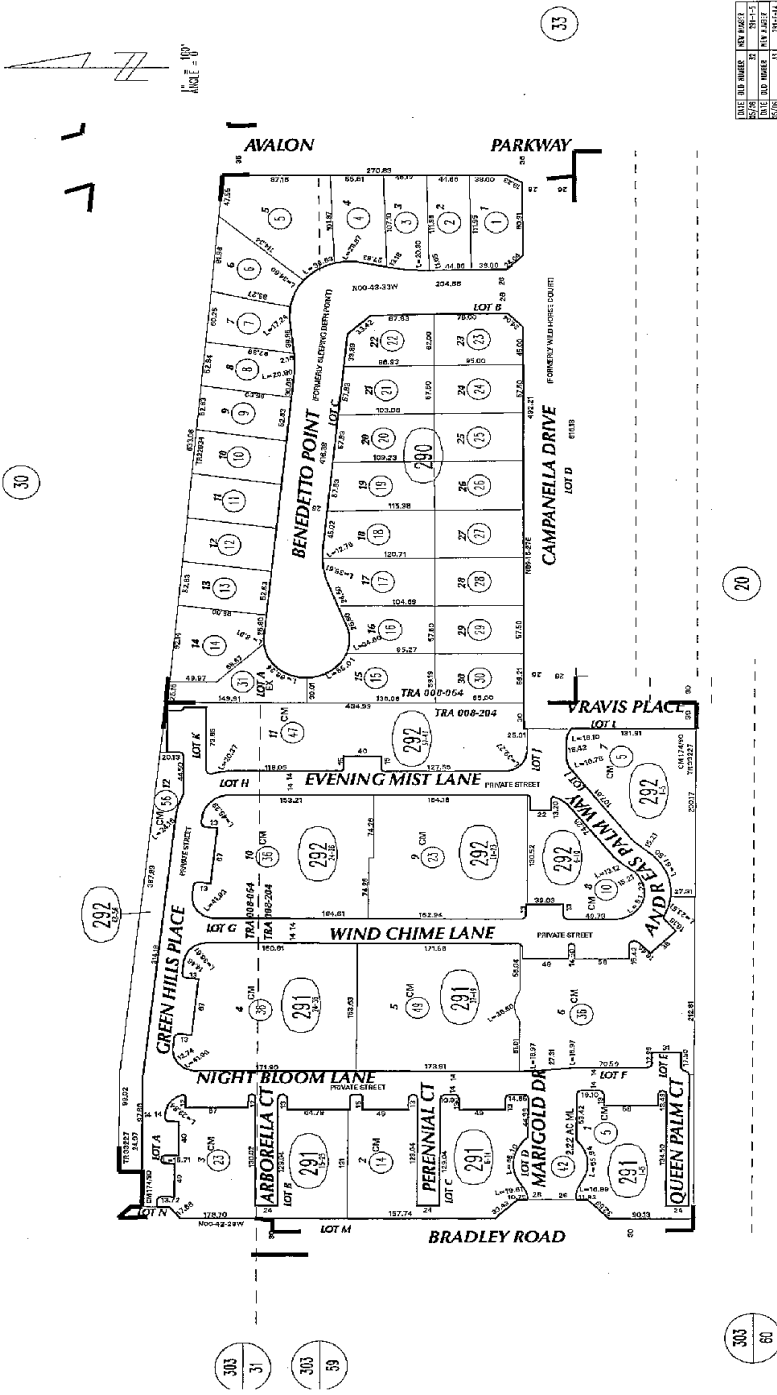
[Click here to get the map in TIF](#)

308-29
308-20
SHEET 1 OF 3

T.R.A. 008-054
008-204

POR. PROTRACTED SEC. 10 T. 4S., R. 3W
CITY OF FERRIS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR HOLDING SITE ORDINANCES.
DEC 19 2007



LOT	AREA	AREA
1	10,311	10,311
2	10,311	10,311
3	10,311	10,311
4	10,311	10,311
5	10,311	10,311
6	10,311	10,311
7	10,311	10,311
8	10,311	10,311
9	10,311	10,311
10	10,311	10,311
11	10,311	10,311
12	10,311	10,311
13	10,311	10,311
14	10,311	10,311
15	10,311	10,311
16	10,311	10,311
17	10,311	10,311
18	10,311	10,311
19	10,311	10,311
20	10,311	10,311
21	10,311	10,311
22	10,311	10,311
23	10,311	10,311
24	10,311	10,311
25	10,311	10,311
26	10,311	10,311
27	10,311	10,311
28	10,311	10,311
29	10,311	10,311
30	10,311	10,311
31	10,311	10,311
32	10,311	10,311
33	10,311	10,311

MB 292/35-37 TRACT MAP NO. 228374
MB 391/53-60 TRACT MAP NO. 339277
CN 174/50-86 LOTS 1-12 #0724404 06/29/06

DATE: 06/18/07

ASSESSOR'S MAP #0388 P4.28
Riverside County, Calif.

Dec 2007

