



Real Estate Reports

Property:
1967 Via Trinidad
Corona, CA 92882
APN: 102-215-004

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
1967 Via Trinidad, Corona, CA 92882

APN: 102-215-004
Riverside County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

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

Site Address: **1967 VIA TRINIDAD
CORONA CA 92882**

Assessor Parcel Number: **102-215-004**

Census Tract: **0419.04**

Housing Tract Number: **5**

Lot Number: **171**

Legal description: **Lot: 171 Tract No: 5 Abbreviated Description: LOT:171 SUBD:YORBA LINDA HEIGHTS TR#:5 LOT
171 MB 028/041 YORBA HTS UNIT 5**

Sale Information

Sale Date: **07/14/2017**

Document #: **2017-0288257**

Sale Amount: **\$378,000**

Seller: **MUNOZ, JUAN G
GONZALEZ;
GONZALEZ, MARIA
G**

Sale Type:

Cost/SF: **\$185**

Assessment & Tax Information

Assessed Value: **\$276,273**

Land Value: **\$110,952**

Imp. Value: **\$165,321**

Homeowner **H**
Exemption:

% Improvement: **59.84%**

Tax Amount: **\$2,982.46**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **59-014**

Tax Account ID: **102215004**

Property Characteristics

Bedrooms: **5**

Year Built: **1955**

Pool:

Bathrooms: **1.75**

Square Feet: **2,034 SF**

Lot Size: **7,405 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms:

Garage: **Attached 1**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style:

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning: **R1**



Transaction History

Trinity Redevelopment Inc,
1967 Via Trinidad, Corona, CA 92882

APN: 102-215-004
Riverside County

Mortgage Record

Recording Date: **08/11/2017** Document #: **2017-0332435 BK-PG -**
Loan Amount: **\$383,000** Loan Type: **Unknown Loan Type**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **THOMAS J DURANT JR**
Lender Type: **Private Party**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Mortgage Release

Recording Date: **07/24/2017** Document #: **2017-0301003 BK-PG -**
Loan Amount: **\$235,023** Document Type: **Substitution Of Trustee And Full
Reconveyance**
Original Lender: **PARAMOUNT RESIDENTIAL
MORTGAGE GROUP** Origination Doc #: **2012-0411245 BK-PG -**
Borrowers Name: **GONZALEZ, GUADALUPE; GONZALEZ, MARIA G; MUNOZ, JUAN C GONZALEZ**
Origination Recording Date: **08/29/2012** Effective Date: **07/24/2017**
Current Lender: **NATIONWIDE TITLE CLEARING, INC.**

Prior Transfer

Recording Date: **07/14/2017** Document #: **2017-0288257 BK-PG -**
Price: **\$378,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **MUNOZ, JUAN G GONZALEZ; GONZALEZ, MARIA G; GONZALEZ, GUADALUPE**
Legal description: **Lot: 171 Map Ref: MB 28 PG 41&42**
City/Muni/Twp: **CORONA**

Mortgage Release

Recording Date: **09/13/2012** Document #: **2012-0437989 BK-PG -**
Loan Amount: **\$245,152** Document Type: **Substitution Of Trustee And Full
Reconveyance**
Original Lender: **STEARNS LENDING INC** Origination Doc #: **2008-0471914 BK-PG -**
Borrowers Name: **GUADALUPE GONZALEZ**
Origination Recording Date: **08/27/2008** Effective Date:
Current Lender: **MERS, INC.**

Mortgage Record

Recording Date: **08/29/2012** Document #: **2012-0411245 BK-PG -**
Loan Amount: **\$235,023** Loan Type: **FHA**
TD Due Date: **09/01/2042** Type of Financing:
Interest Rate:
Lender Name: **PARAMOUNT RESIDENTIAL MORTGAGE GROUP**
Lender Type: **Mortgage Company**
Borrowers Name: **GONZALEZ MUNOZ, JUAN G; GONZALEZ, MARIA G**
Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **08/29/2012** Document #: **2012-0411244 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **\$235,023** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: **2012-0411245** Interest Rate:
Lender Name: **PARAMOUNT RESIDENTIAL MORTGAGE GROUP**
Buyer Name: **GONZALEZ MUNOZ, JUAN G; GONZALEZ, MARIA G; GONZALEZ, GUADALUPE**
Buyer Vesting: **Joint Tenants**
Seller Name: **GONZALEZ MUNOZ, JUAN G; GONZALEZ, GUADALUPE; GONZALEZ, JUAN G**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**
City/Muni/Twp: **CORONA**

Prior Transfer

Recording Date: **08/29/2012** Document #: **2012-0411243 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale: **Transfer Tax On Doc. Indicated
As EXEMPT**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **MUNOZ, JUAN G**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **FLORES, ALMA ROSA**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**

Prior Transfer

Recording Date: **04/05/2011** Document #: **2011-0149580 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **GONZALEZ, JUAN G; GONZALEZ, GUADALUPE**
Buyer Vesting: **Joint Tenants**
Seller Name: **GONZALEZ, JUAN G; GONZALEZ, MARIA G; GONZALEZ, GUADALUPE**
Legal description: **Lot: 171 Map Ref: MB28 PG41&42**
City/Muni/Twp: **CORONA**

Mortgage Record

Recording Date: **08/27/2008** Document #: **2008-0471914 BK-PG -**
Loan Amount: **\$245,152** Loan Type: **Non Purchase Money (Misc)**
TD Due Date: **09/01/2038** Type of Financing:
Interest Rate:
Lender Name: **STEARNS LENDING INC**
Lender Type: **Finance Company**
Borrowers Name: **GONZALEZ, GUADALUPE**
Vesting: **Married Woman As Her Sole And Separate Property**

Prior Transfer

Recording Date: **08/27/2008** Document #: **2008-0471913 BK-PG -**
Price: **\$249,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **GONZALEZ, JUAN G; GONZALEZ, MARIA G; 000003; GONZALEZ, GUADALUPE**
Buyer Vesting: **Joint Tenants**
Seller Name: **HSBC BANK USA NA; WFMBS 2007-011**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**

Prior Transfer

Recording Date: **08/27/2008** Document #: **2008-0471912 BK-PG -**
Price: **N/A** Document Type: **Quit Claim Deed**
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **HSBC BANK USA NA; WFMBS 2007-011**
Buyer Vesting:
Seller Name: **U S BANK NA; WFMBS 2007-011**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**

Prior Transfer

Recording Date: **08/27/2008** Document #: **2008-0471911 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **\$245,152** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: **2008-0471914** Interest Rate:
Lender Name: **STEARNS LENDING INC**
Buyer Name: **GONZALEZ, GUADALUPE**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **GONZALEZ, JESUS**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**

Mortgage Assignment

Recording Date: **04/16/2008** Document #: **2008-0188352 BK-PG -**
Loan Amount: **\$432,000** Document Type: **Assignment Of Mortgage**

Original Lender: **WELLS FARGO BANK NA**
Borrowers Name: **JAIME AGUILAR**
Origination Recording Date: **06/08/2007**
Assignor Name: **WELLS FARGO BANK, N.A.**

Origination Doc #: **2007-0377143 BK-PG -**

Effective Date:
Assignee Name: **U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR WFMBS 2007-011**

Foreclosure Record

Recording Date: **03/28/2008** Document #: **2008-0154873 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **815 W 6TH ST, CORONA**
Auction Date/Time: **04/16/2008 01:30 P.M.**
Min. Bid Amount **\$455,172**
Legal description:

Foreclosure Record

Recording Date: **12/26/2007** Document #: **2007-0764798 BK-PG -**
Document Type: **Notice Of Default** Case Number: **20079070804765**
Beneficiary Name:
Trustor Names: **AGUILAR, JAIME**
Trustee Name: **NOT GIVEN**
Mailing Address: , , -
Trustee Phone #:
TS#: **20079070804765** Loan Doc #: **2007-0377143**
Loan Date: **06/08/2007** Loan Amount: **\$432,000**
Contact Name: **WELLS FARGO BANK NA**
Attention: **FIRST AMERICAN LOANSTAR TRUSTEE SERVICES**
Mailing Address: **PO BOX 961253, FORT WORTH, TX 76161-**
Legal description: **Lot: 171**

Mortgage Release

Recording Date: **07/02/2007** Document #: **2007-0432942 BK-PG -**
Loan Amount: **\$295,400** Document Type: **Release Of Mortgage**
Original Lender: **WORLD SAVINGS BANK FSB** Origination Doc #: **2005-0680380 BK-PG -**
Borrowers Name: **ALEJANDRO S ARCOS**
Origination Recording Date: **08/19/2005** Effective Date:
Current Lender: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS PRESENT TRUSTEE**

Mortgage Record

Recording Date: **06/08/2007** Document #: **2007-0377144 BK-PG -**
Loan Amount: **\$108,000** Loan Type: **Credit Line**
TD Due Date: **06/04/2047** Type of Financing:
Interest Rate:
Lender Name: **WELLS FARGO BANK NA**
Lender Type: **Bank**
Borrowers Name: **AGUILAR, JAIME**
Vesting: **Married Man As His Sole And Separate Property**

Mortgage Record

Recording Date: **06/08/2007**
Loan Amount: **\$432,000**
TD Due Date: **07/01/2037**
Interest Rate:
Lender Name: **WELLS FARGO BANK NA**
Lender Type: **Bank**
Borrowers Name: **AGUILAR, JAIME**
Vesting: **Married Man As His Sole And Separate Property**

Document #: **2007-0377143 BK-PG -**
Loan Type: **Purchase Money (Misc)**
Type of Financing:

Prior Transfer

Recording Date: **06/08/2007**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **AGUILAR, JAIME**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **FRANSIS, LIDIA**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**
City/Muni/Twp: **CORONA**

Document #: **2007-0377142 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **06/08/2007**
Price: **\$540,000**
First TD: **\$432,000**
Mortgage Doc #: **2007-0377143**
Lender Name: **WELLS FARGO BANK NA**
Buyer Name: **AGUILAR, JAIME**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **ARCOS, ALEJANDRO S**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**

Document #: **2007-0377141 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:

Foreclosure Record

Recording Date: **06/04/2007**
Document Type: **Notice Of Default**
Beneficiary Name:
Trustor Names: **ARCOS, ALEJANDRO S**
Trustee Name: **GOLDEN WEST SAVINGS ASSN SERVICE CO**
Mailing Address: **PO BOX 34957, SAN ANTONIO, TX 78265-4957**
Trustee Phone #: **210-543-4998**
TS#: **2007-40538274**
Loan Date: **08/19/2005**
Contact Name: **WORLD SAVINGS**
Attention:
Mailing Address: **4101 WISEMAN BLVD# T6F2, SAN ANTONIO, TX 78251-4201**
Legal description: **Lot: 171**

Document #: **2007-0366060 BK-PG -**
Case Number: **2007-40538274**
Loan Doc #: **2005-0680380**
Loan Amount: **\$295,400**

Mortgage Release

Recording Date: **08/30/2005** Document #: **2005-0714610 BK-PG -**
Loan Amount: **\$245,000** Document Type: **Release Of Mortgage**
Original Lender: **AMERQUEST MORTGAGE CO** Origination Doc #: **2004-0376598 BK-PG -**
Borrowers Name: **ALEJANDRO S ARCOS** Effective Date:
Origination Recording Date: **05/19/2004**
Current Lender: **TOWN AND COUNTRY TITLE SERVICES, INC, TRUSTEE**

Mortgage Record

Recording Date: **08/19/2005** Document #: **2005-0680380 BK-PG -**
Loan Amount: **\$295,400** Loan Type: **Non Purchase Money (Misc)**
TD Due Date: **08/15/2035** Type of Financing: **Fixed To Adjustable**
Interest Rate:
Lender Name: **WORLD SAVINGS BANK FSB**
Lender Type: **Bank**
Borrowers Name: **ARCOS, ALEJANDRO S**
Vesting: **Married Man As His Sole And Separate Property**

Prior Transfer

Recording Date: **08/19/2005** Document #: **2005-0680379 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**
First TD: **\$295,400** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: **2005-0680380** Interest Rate:
Lender Name: **WORLD SAVINGS BANK FSB**
Buyer Name: **ARCOS, ALEJANDRO S**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**
City/Muni/Twp: **CORONA**

Mortgage Record

Recording Date: **05/19/2004** Document #: **2004-0376598 BK-PG -**
Loan Amount: **\$245,000** Loan Type: **Unknown Loan Type**
TD Due Date: **06/01/2034** Type of Financing: **Fixed To Adjustable**
Interest Rate: **7.20%**
Lender Name: **AMERQUEST MORTGAGE CO**
Lender Type: **Subprime Lender**
Borrowers Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Vesting: **Joint Tenants**
Fixed Step:
Adjustable Rate Index: **Libor** Change Index: **6.75%**
Rate Change Frequency: **Semi-Annual** First Change Date:
Int Rate not <:
Maximum Interest Rate: Interest Only Period:
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Mortgage Record

Recording Date: **12/02/2002** Document #: **2002-715991 BK-PG -**
Loan Amount: **\$161,877** Loan Type: **FHA**
TD Due Date: **12/01/2032** Type of Financing:
Interest Rate:
Lender Name: **HOME LOAN MTG CORP**
Lender Type: **Mortgage Company**
Borrowers Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **12/02/2002** Document #: **2002-715990 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **\$161,877** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: **2002-715991** Interest Rate:
Lender Name: **HOME LOAN MTG CORP**
Buyer Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Buyer Vesting: **Joint Tenants**
Seller Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO; BANALES, FELIPE; BANALES, MARCOS;
BANALES, MARIO S**
Legal description: **Lot: 171 Map Ref: MP28 PG41&42**
City/Muni/Twp: **CORONA**

Mortgage Record

Recording Date: **12/17/1999** Document #: **1999-547033 BK-PG -**
Loan Amount: **\$166,626** Loan Type: **FHA**
TD Due Date: **01/01/2020** Type of Financing: **Fixed To Adjustable**
Interest Rate:
Lender Name: **INTER MOUNTAIN MTG**
Lender Type: **Mortgage Company**
Borrowers Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Vesting: **Joint Tenants**
Fixed Step:
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)** Change Index: **2.75%**
Rate Change Frequency: **Annually** First Change Date:
Int Rate not <:
Maximum Interest Rate: Interest Only Period:
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Prior Transfer

Recording Date: **12/17/1999** Document #: **1999-547032 BK-PG -**
Price: **\$168,000** Document Type: **Grant Deed**
First TD: **\$166,626** Type of Sale: **Full-Computed From Transfer Tax**
Mortgage Doc #: **1999-547033** Interest Rate:
Lender Name: **INTER MOUNTAIN MTG**
Buyer Name: **ARCOS, ALEJANDRO S; GONZALEZ, CONSUELO**
Buyer Vesting: **Joint Tenants**

Seller Name: **AMSBERRY GARRY A**
Fixed Step:
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)** Change Index: **2.75%**
Rate Change Frequency: **Annually** First Change Date:
Int Rate not <:
Maximum Interest Rate: Int Rate not >:
Prepayment Penalty Rider: **No** Interest Only Period:
Prepayment Penalty Term:
Legal description:
Abbreviated Description: **LOT 171 MB 028/041 YORBA HTS UNIT 5**
City/Muni/Twp: **CORONA**

Mortgage Record

Recording Date: **04/29/1999** Document #: **1999-180790 BK-PG -**
Loan Amount: **\$117,945** Loan Type: **FHA**
TD Due Date: **05/01/2029** Type of Financing:
Interest Rate:
Lender Name: **NEW AMERICA FINANCIAL INC**
Lender Type: **Finance Company**
Borrowers Name: **AMSBERRY, ALLEN**
Vesting: **Married Man As His Sole And Separate Property**

Mortgage Record

Recording Date: **12/11/1997** Document #:
Loan Amount: **\$119,479** Loan Type: **FHA**
TD Due Date: **01/01/2028** Type of Financing: **Fixed To Adjustable**
Interest Rate:
Lender Name: **PACIFIC NATL BK**
Lender Type: **Bank**
Borrowers Name: **AMSBERRY, GARRY ALLEN**
Vesting: **Married Man As His Sole And Separate Property**

Prior Transfer

Recording Date: **12/11/1997** Document #: **455359 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **AMSBERRY, GARRY ALLEN**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **AMSBERRY, MICHELLE HOLLAND**
Legal description:
Abbreviated Description: **LOT 171 MB 028/041 YORBA HTS UNIT 5**
City/Muni/Twp: **UNINCORPORATED**

Prior Transfer

Recording Date: **12/11/1997** Document #: **455358 BK-PG -**
Price: **\$120,500** Document Type: **Grant Deed**

First TD: **\$119,479**

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

Mortgage Doc #:

Interest Rate:

Lender Name: **PACIFIC NATL BK**

Buyer Name: **AMSBERRY, GARRY ALLEN**

Buyer Vesting: **Married Man As His Sole And Separate Property**

Seller Name: **DEALY FLORA MAYE**

Legal description:

Abbreviated Description: **LOT 171 MB 028/041 YORBA HTS UNIT 5**

City/Muni/Twp: **UNINCORPORATED**



Comparables

Trinity Redevelopment Inc,
1967 Via Trinidad, Corona, CA 92882

APN: 102-215-004
Riverside County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		07/14/2017	\$378,000	\$186	2,034	/5/1.75	1955	7,405 SF		
1	710 BUTTERNUT LN	01/19/2018	\$435,000	\$256	1,699	/4/1.5	1962	12,197 SF		.31 Mi.
2	761 BALSAM LN	12/28/2017	\$449,500	\$257	1,747	/3/2.5	1962	8,276 SF		.24 Mi.
3	1756 VIA DEL RIO	12/20/2017	\$318,000	\$370	859	/3/1	1953	9,583 SF		.25 Mi.
4	2001 CYPRESS POINT DR	11/27/2017	\$505,000	\$234	2,150	/4/2	1962	12,632 SF		.17 Mi.
5	721 BALSAM LN	11/21/2017	\$440,000	\$267	1,647	/4/1.5	1962	9,148 SF		.24 Mi.
6	2041 PINE CREST DR	10/16/2017	\$450,000	\$218	2,063	/4/1.75	1962	10,890 SF		.34 Mi.
7	1940 BRAE BURN DR	10/03/2017	\$440,000	\$214	2,048	/4/1.75	1962	13,068 SF		.25 Mi.
8	733 PASEO GRANDE	09/15/2017	\$360,000	\$409	880	/2/1	1951	14,375 SF		.19 Mi.
9	815 PASEO GRANDE	08/24/2017	\$255,000	\$289	880	/2/1	1951	11,761 SF		.18 Mi.
10	892 VIA BERNARDO	08/22/2017	\$352,000	\$323	1,087	/2/1	1953	8,276 SF		.21 Mi.
11	723 VIA MARCOS	08/01/2017	\$360,000	\$250	1,440	/3/1.5	1956	7,405 SF	Yes	.07 Mi.
12	1941 PINE CREST DR	07/24/2017	\$372,000	\$204	1,822	/3/1.75	1962	13,068 SF	Yes	.33 Mi.
13	2077 RIDGEVIEW TER	07/21/2017	\$370,000	\$304	1,215	/4/1.5	1962	7,405 SF		.18 Mi.
14	2022 VIA DEL RIO	07/11/2017	\$385,000	\$356	1,080	/3/1.5	1955	11,761 SF		.10 Mi.
15	740 PASEO GRANDE	07/03/2017	\$392,500	\$350	1,119	/3/1	1948	10,019 SF		.14 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		07/14/2017	\$378,000	\$186	2,034	/5/1.75	1955	7,405 SF		
1	710 BUTTERNUT LN CORONA, CA 92882-2807	01/19/2018	\$435,000	\$256	1,699	/4/1.5	1962	12,197 SF		.31 Mi.
APN: 102-092-017 Document #: 2018-0023662 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:32 Tract No:2319 MapRef:MB 43 PG 74-76 City/Muni/Twp:CORONA										
Buyer Name: KOREAN, CHRISTOPHER G KOREAN, JESSIE M										
Seller Name: ENNIS, JOHN PATRICK JOHN PATRICK ENNIS LIVING TRUST										
2	761 BALSAM LN CORONA, CA 92882-2802	12/28/2017	\$449,500	\$257	1,747	/3/2.5	1962	8,276 SF		.24 Mi.
APN: 102-101-022 Document #: 2017-0544240 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:2319 MapRef:MB 43 PG 74-76 City/Muni/Twp:CORONA										
Buyer Name: CASTRO, ROBERT										
Seller Name: HAMILTON, JEREMY JAMES										
3	1756 VIA DEL RIO CORONA, CA 92882-3740	12/20/2017	\$318,000	\$370	859	/3/1	1953	9,583 SF		.25 Mi.
APN: 102-234-004 Document #: 2017-0533784 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:78 Subdivision:YORBA HEIGHTS Legal Unit:3 MapRef:MB 25 PG 71&72 City/Muni/Twp:CORONA										
Buyer Name: ESCOBAR, HECTOR E MERCADO, YASMIN Y										
Seller Name: GRUNEBACH, JOSEPH GRUNEBACH, GEORGANN S										
4	2001 CYPRESS POINT DR CORONA, CA 92882-2812	11/27/2017	\$505,000	\$234	2,150	/4/2	1962	12,632 SF		.17 Mi.
APN: 102-181-003 Document #: 2017-0495950 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:2385 MapRef:MB 44 PG 59-61 City/Muni/Twp:CORONA										
Buyer Name: ROCCO, MICHAEL DELLA ROCCO, MICHELLE DELLA										
Seller Name: DONNER, RONALD W DONNER, LAURA M										
5	721 BALSAM LN CORONA, CA 92882-2802	11/21/2017	\$440,000	\$267	1,647	/4/1.5	1962	9,148 SF		.24 Mi.
APN: 102-101-018 Document #: 2017-0490108 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Tract No:2319 MapRef:MB 43 PG 74-76										
Buyer Name: GONZALEZ, ALAN E GONZALEZ OLIVAS, MAYRA E										
Seller Name: PEREZ, GUSTAVO SERNA, EDNA										
6	2041 PINE CREST DR CORONA, CA 92882-3710	10/16/2017	\$450,000	\$218	2,063	/4/1.75	1962	10,890 SF		.34 Mi.
APN: 102-171-004 Document #: 2017-0429487 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:57 Tract No:2385 MapRef:MB 44 PG 59-61 City/Muni/Twp:CORONA										

Buyer Name: BRETT, WESLEY JESSE

Seller Name: PINEDA, DOROTHY L DL HENDERSON 2014 FAMILY TRUST

7 1940 BRAE BURN DR **10/03/2017** **\$440,000** **\$214** **2,048** **/4/1.75** **1962** **13,068 SF** **.25 Mi.**
CORONA, CA 92882-2805

APN: 102-181-026 Document #: 2017-0410533 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:26 Tract No:2385 MapRef:MB 44 PG 59-61 City/Muni/Twp:CORONA

Buyer Name: FRIDAY, BRYAN FRIDAY, CELINA

Seller Name: PRICHARD, ANDREW STEVEN

8 733 PASEO GRANDE **09/15/2017** **\$360,000** **\$409** **880** **/2/1** **1951** **14,375 SF** **.19 Mi.**
CORONA, CA 92882-2840

APN: 102-242-010 Document #: 2017-0383209 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Block:3 Subdivision:YORBA HEIGHTS Legal Unit:1 MapRef:MB 22 PG 5 City/Muni/Twp:CORONA

Buyer Name: VILLALOBOS, JAVIER VILLALOBOS, STEVIE CHERIE

Seller Name: GREEN, RAYMOND J RODRIGUEZ, TERRY ANN

9 815 PASEO GRANDE **08/24/2017** **\$255,000** **\$289** **880** **/2/1** **1951** **11,761 SF** **.18 Mi.**
CORONA, CA 92882-2842

APN: 102-242-004 Document #: 2017-0352944 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Block:3 Subdivision:YORBA HEIGHTS Legal Unit:1 MapRef:MB 22 PG 5 City/Muni/Twp:CORONA

Buyer Name: GOUPIL, FRANCES L ARRIAGA, LYNEA M

Seller Name: RICHARDS, TIMOTHY RICHARDS, LINDA

10 892 VIA BERNARDO **08/22/2017** **\$352,000** **\$323** **1,087** **/2/1** **1953** **8,276 SF** **.21 Mi.**
CORONA, CA 92882-2963

APN: 102-242-034 Document #: 2017-0347291 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:67 Subdivision:YORBA HEIGHTS Legal Unit:3 MapRef:MB 25 PG 71&72 City/Muni/Twp:CORONA

Buyer Name: CRUZ, REINA MARTINEZ MARTINEZ, LUIS ALBERTO TAPIA

Seller Name: MARLOZ INVESTMENTS INC NAVARRO, FIDEL

11 723 VIA MARCOS **08/01/2017** **\$360,000** **\$250** **1,440** **/3/1.5** **1956** **7,405 SF** **Yes** **.07 Mi.**
CORONA, CA 92882-2858

APN: 102-222-039 Document #: 2017-0314565 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:206 Subdivision:YORBA HEIGHTS Legal Unit:6 MapRef:MB 30 PG 83&84

Buyer Name: RAY, BRANDON LEMONT RAY, KELLE AP

Seller Name: HERNANDEZ, MARCO ANTONIO HERNANDEZ, LUZ MARIA

12 1941 PINE CREST DR **07/24/2017** **\$372,000** **\$204** **1,822** **/3/1.75** **1962** **13,068 SF** **Yes** **.33 Mi.**
CORONA, CA 92882-3708

APN: 102-171-014 Document #: 2017-0300071 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:47 Tract No:2385 MapRef:MB 44 PG 59-61 City/Muni/Twp:CORONA

Buyer Name: TRADEMARK MORTGAGE INC

Seller Name: VAN RYN, LEONARD HENRY JULIUS ICOKOSENSKI SR AND SHEILA M

13 2077 RIDGEVIEW TER **07/21/2017** **\$370,000** **\$304** **1,215** **/4/1.5** **1962** **7,405 SF** **.18 Mi.**
CORONA, CA 92882-2828

APN: 102-101-008 Document #: 2017-0299292 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:5 Tract No:2319 MapRef:MB 43 PG 74-76

Buyer Name: REYES, MIRLA ADRIANA REYES, JORGE A GONZALEZ

Seller Name: CASTANEDA JR, MOISES MEDRANO, DELMA

14 2022 VIA DEL RIO **07/11/2017** **\$385,000** **\$356** **1,080** **/3/1.5** **1955** **11,761 SF** **.10 Mi.**
CORONA, CA 92882-2847

APN: 102-213-002 Document #: 2017-0282120 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:135 Subdivision:YORBA HEIGHTS TRACT MapRef:MB 28 PG 41&42

Buyer Name: FELIX, IVAN

Seller Name: MIRZA, AZIM AHSANUL MIRZA AND MIRZA TRUST

15 740 PASEO GRANDE **07/03/2017** **\$392,500** **\$350** **1,119** **/3/1** **1948** **10,019 SF** **.14 Mi.**
CORONA, CA 92882-2839

APN: 102-241-008 Document #: 2017-0272364 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:12 Block:4 Subdivision:YORBA HEIGHTS Legal Unit:1 MapRef:MB 22 PG 5

Buyer Name: RODRIGUEZ, GABRIELA CUELLAR

Seller Name: SHARK INVESTMENTS LLC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **10,890 SF**

Median # of Baths: **1.5**

Median Living Area: **1,440 SF**

Median Year Built: **1962**

Price Range - 2 Yrs: **\$255,000 To \$505,000**

Age Range: **56 Years To 70 Years**

Median Value: **\$385,000**

Median Age: **56 Years**



Assessor Map

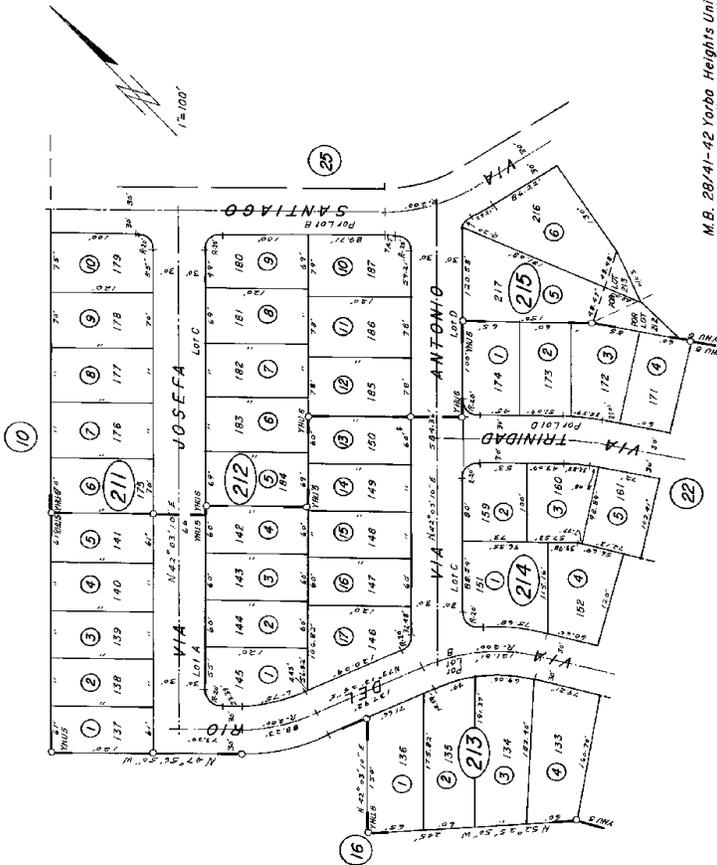
[Click here to get the map in PDF](#)

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

9-32-1
102-21

T.R.A. 5914

POR. CITY OF CORONA
(POR. RO. LA SIERRA YORBA)



STATE	OLD NO.	NEW NO.

M.B. 28/41-42 Yorba Heights Unit No. 5
M.B. 30/83-84 " " 6

NOV 1974

ASSESSOR'S MAP BK 102 PG 21
RIVERSIDE COUNTY, CALIF.

