



Date: 02/05/2021
Property: 8447 CALIFORNIA AVE,
RIVERSIDE, CA 92504-2813
APN: 193-172-028
County: RIVERSIDE

Subject Property Location

Property Address 8447 CALIFORNIA AVE
City, State & Zip RIVERSIDE, CA 92504-2813
County RIVERSIDE COUNTY
Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
Map Reference
 Thomas Bros Pg-Grid

Report Date: 02/05/2021
Order ID: R29702003

Property Use Single Family Residential
Parcel Number 193-172-028

Census Tract 0315.02

Legal Description

Lot	15
Section/Block	/7
Tract No	
Abbrev. Description	.25 ACRES M/L IN POR LOT 15 BLK 7 MB 001/070 SB R L & I CO

Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$337,000
		Sale Date	10/21/2020
Vesting		Recording Date	11/24/2020
		Recorder Doc #	2020-0589628
		Book/Page	

Latest Full Sale Information

Owner Name(s)	TRINITY REDEVELOPMENT INC,	Sale Price	\$337,000
		Sale Date	10/21/2020
Vesting		Recording Date	11/24/2020
		Recorder Doc #	2020-0589628
		Book/Page	

Financing Details at Time of Purchase

No financing details available


Loan Officer Insights

No details available


Lien History


Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms	3	Year Built	1951	Living Area (SF)	1,799
	Bathrooms/Partial	1	Garage/No. of Cars		Price (\$/SF)	\$187/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	10,890/.25
	Construction Type		No. of Units		Fireplace	One Fireplace
	Exterior Walls		No. of Buildings		Pool	Pool (yes) - P
	Roof Material/Type	Wood Shake/Shingles	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$118,196	Tax Amount	\$1,328	Tax Rate Area	9-002
	Land Value	\$21,509	Tax Account ID	193172028		
	Improvement Value	\$96,687	Tax Status	No Delinquency Found		

	Improvement Ratio	81.8%	Delinquent Tax Year		
	Total Value			Market Improvement Value	
	Market Land Value			Market Value Year	

Subject Property Location

 Property Address 8447 CALIFORNIA AVE
 City, State & Zip RIVERSIDE, CA 92504-2813

 Report Date: 02/05/2021
 Order ID: R29702004
 County: RIVERSIDE

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	11/24/2020	\$337,000	\$187	1,799	0	3	1	1951	10,890/.25	Pool (yes) - P	
1		8491 CALIFORNIA AVE	09/30/2020	\$1,000,000	\$580	1,724	0	3	1.75	1948	24,829/.57	Pool (yes) - P	0.06
2		4215 MADRONA RD	11/18/2020	\$430,000	\$280	1,537	0	3	1.5	1954	7,840/.18		0.07
3		8485 CRYSTAL AVE	10/15/2020	\$460,000	\$323	1,424	0	3	1.75	1963	6,534/.15		0.1
4		4106 MADRONA RD	11/13/2020	\$440,000	\$379	1,160	0	4	1.75	1954	7,405/.17		0.15
5		8372 RAINTREE AVE	11/09/2020	\$475,000	\$333	1,428	0	4	2	1959	8,276/.19		0.21
6		4175 ADAMS ST	08/13/2020	\$400,000	\$337	1,187	0	3	1.75	1956	6,534/.15		0.22
7		8572 CATALPA PL	12/11/2020	\$427,000	\$339	1,260	0	3	2	1960	6,969/.16		0.24
8		4074 ADAMS ST	11/13/2020	\$400,000	\$345	1,160	0	3	1.75	1956	6,969/.16		0.25
9		4330 CRUZ DR	11/10/2020	\$466,000	\$237	1,969	0	3	2.5	2015	3,920/.09		0.26
10		3986 MADRONA RD	11/24/2020	\$395,000	\$285	1,384	0	3	1.75	1959	10,454/.24	Pool (yes) - P	0.3
11		4175 PADEN ST	09/02/2020	\$410,000	\$357	1,147	0	4	2	1955	6,969/.16		0.32
12		8262 PERLA DR	09/10/2020	\$445,000	\$226	1,969	0	3	2.5	2016	3,484/.08		0.32
13		4145 PADEN ST	11/30/2020	\$415,000	\$342	1,215	0	3	2	1955	6,969/.16	Pool (yes) - P	0.33
14		8533 CAMELIA DR	10/16/2020	\$425,000	\$345	1,232	0	3	1.75	1959	6,534/.15		0.33
15		8232 CASA COLIMA WAY	12/24/2020	\$380,000	\$193	1,969	0	3	2.5	2016	3,484/.08		0.33
16		8239 CASA COLIMA WAY	08/28/2020	\$455,000	\$231	1,969	0	3	2.5	2016	3,484/.08		0.34
17		4105 PADEN ST	12/31/2020	\$437,000	\$394	1,110	0	3	2	1955	7,840/.18	Pool (yes) - P	0.34
18		8674 OUIDA DR	12/04/2020	\$386,000	\$283	1,364	0	4	1.75	1957	6,534/.15		0.35
19		8662 LARKIN CT	11/16/2020	\$430,000	\$303	1,421	0	3	1.75	1957	6,969/.16		0.37
20		8653 GARFIELD ST	11/05/2020	\$435,000	\$362	1,202	0	3	1.75	1957	6,534/.15	Pool (yes) - P	0.38

Page 1 of 1

Area Sales Analysis

Total Area Sales/ Count	\$10,540,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	6,969 /.16
Price Range - 2 years	\$119,000 - \$490,000	Median # of Bedrooms	3	Median Year Built	1957
Age Range	5 - 71	Median Living Area (SF)	1,260	Median Value	\$430,000
Median Age	64	Median Price (\$/SF)	\$342/SF		

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 City, State & Zip RIVERSIDE, CA 92504-2813
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 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA
 91730-7697
 Map Reference

Report Date: 02/05/2021
 Order ID: R29702005


Property Use Single Family Residential
 Parcel Number 193-172-028

Transaction Summary


Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	01/11/2021	Release	Full Release with Legal Description	\$406,000	2021-0014892	MEGENS, BUDDY; MEGENS, CHARLOTTE	
2	01/11/2021	Assignment	Assignment of Mortgage	\$406,000	2021-0014890	MEGENS, BUDDY; MEGENS, CHARLOTTE	
3	11/24/2020	Deed	Grant Deed	\$337,000	2020-0589628	TRINITY REDEVELOPMENT INC	MEGENS, CHARLOTTE; BUDDY AND CHARLOTTE MEGENS FAMILY TRUST
4	06/28/2018	Assignment	Assignment of Mortgage	\$406,000	2018-0261088	MEGENS, BUDDY; MEGENS, CHARLOTTE	
5	06/18/2018	Assignment	Assignment of Mortgage	\$406,000	2018-0245169	MEGENS, BUDDY; MEGENS, CHARLOTTE	
6	05/25/2017	Deed	Intra-family Transfer or Dissolution		2017-0208373	MEGENS, BUDDY; MEGENS, CHARLOTTE; BUDDY AND CHARLOTTE MEGENS FAMILY TRUST	MEGENS, BUDDY; MEGENS, CHARLOTTE
7	03/05/2012	Assignment	Assignment of Mortgage	\$406,000	2012-0100287	BUDDY MEGENS	
8	08/07/2007	Release	Release of Mortgage	\$360,000	2007-0509319	BUDDY MEGENS	
9	07/20/2007	Mortgage	Negative Amortization	\$406,000	2007-0472753	MEGENS, BUDDY; MEGENS, CHARLOTTE	
10	04/12/2007	Release	Substitution of Trustee and Full Reconveyance	\$312,000	2007-0246071	BUDDY MEGENS	
11	04/03/2007	Mortgage	Negative Amortization	\$360,000	2007-0225794	MEGENS, BUDDY; MEGENS, CHARLOTTE	
12	01/17/2006	Release	Release of Mortgage	\$50,000	2006-0036672	BUDDY MEGENS	
13	01/05/2006	Release	Release of Mortgage	\$42,000	2006-0009142	BUDDY MEGENS	
14	01/04/2006	Release	Release of Mortgage	\$231,500	2006-0007101	BUDDY MEGENS	
15	12/05/2005	Mortgage	Conventional	\$312,000	2005-1002811	MEGENS, BUDDY; MEGENS, CHARLOTTE	
16	04/20/2005	Mortgage	Credit Line	\$50,000	2005-0310080	MEGENS, BUDDY; MEGENS, CHARLOTTE	
17	09/17/2004	Mortgage	Stand Alone Second	\$42,000	2004-0742501	MEGENS, BUDDY; MEGENS, CHARLOTTE	
18	08/17/2004	Mortgage	Unknown Loan Type	\$231,500	2004-0645373	MEGENS, BUDDY; MEGENS, CHARLOTTE	
19	03/26/2002	Mortgage	Unknown Loan Type	\$225,000	2002-153364	MEGENS, BUDDY; MEGENS, CHARLOTTE	
20	01/16/1998	Mortgage	Unknown Loan Type	\$169,999	1998-0017437	MEGENS, BUDDY; MEGENS, CHARLOTTE	
21	04/15/1997	Mortgage	Credit Line	\$73,300	1997-0126619	MEGENS, BUDDY; MEGENS, CHARLOTTE	

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	2021-0014892	Loan Amount	\$406,000
	Effective Date	01/06/2021	Document Type	Release	Origination Doc #	2007-0472753
	Borrower(s) Name	MEGENS,BUDDY;MEGENS,CHARLOTTE	Document Description	Full Release with Legal Description	Origination Recording Date	07/20/2007
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY	Recording Date	01/11/2021	Original Lender	LOAN MANAGEMENT SERVICES INC


Mortgage Assignment

	Transaction ID	2	Recorder Doc Number	2021-0014890	Original Loan Amount	\$406,000
	Effective Date	01/06/2021	Document Type	Assignment	Origination Doc #	2007-0472753
	Borrower(s) Name	MEGENS,BUDDY;MEGENS,CHARLOTTE	Document Description	Assignment of Mortgage	Origination Recording Date	07/20/2007
	Assignor Name	FIRSTKEY MORTGAGE, LLC	Recording Date	01/11/2021	Original Lender	LOAN MANAGEMENT SERVICES INC
			Assignee Name	TOWD POINT MORTGAGE TRUST 2017-6;U.S. BANK NATIONAL ASSOCIATION		


Transfer

	Transaction ID	3	Recorder Doc Number	2020-0589628	Partial Interest Transferred	
	Sale Date	10/21/2020	Document Type	Deed	Type of Transaction	Undetermined Transfer
	Sale Price	\$337,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/24/2020	Property Use	Single Family Residential
	Buyer 1	TRINITY REDEVELOPMENT INC	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
	Seller 1	MEGENS, CHARLOTTE	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	BUDDY AND CHARLOTTE MEGENS FAMILY TRUST	Seller 2 Entity	Family Trust	Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MB 8 PG 357	Legal Subdivision	THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	PORTION LOT15/ / /			Title Company Name	LAWYERS TITLE COMPANY


Mortgage Assignment

	Transaction ID	4	Recorder Doc Number	2018-0261088	Original Loan Amount	\$406,000
	Effective Date	05/08/2018	Document Type	Assignment	Origination Doc #	2007-0472753
	Borrower(s) Name	MEGENS,BUDDY;MEGENS,CHARLOTTE	Document Description	Assignment of Mortgage	Origination Recording Date	07/20/2007
	Assignor Name	TOWD POINT MASTER FUNDING 2017-PM15	Recording Date	06/28/2018	Original Lender	LOAN MANAGEMENT SERVICES INC
			Assignee Name	FIRSTKEY MORTGAGE, LLC		

Transaction Details (cont.) (2)

Mortgage Assignment						
	Transaction ID	5	Recorder Doc Number	2018-0245169	Original Loan Amount	\$406,000
	Effective Date	04/27/2018	Document Type	Assignment	Origination Doc #	2007-0472753
	Borrower(s) Name	MEGENS, BUDDY; MEGENS, CHARLOTTE	Document Description	Assignment of Mortgage	Origination Recording Date	07/20/2007
			Recording Date	06/18/2018	Original Lender	LOAN MANAGEMENT SERVICES INC
	Assignor Name	BANK OF AMERICA, N.A.		Assignee Name	TOWD POINT MASTER FUNDING TRUST 2017-PM15	

Transfer						
	Transaction ID	6	Recorder Doc Number	2017-0208373	Partial Interest Transferred	
	Sale Date	05/15/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/25/2017	Property Use	
	Buyer 1	MEGENS, BUDDY	Buyer 1 Entity	Beneficiary or Creditor	Buyer Vesting	Family Trust
	Buyer 2	MEGENS, CHARLOTTE	Buyer 2 Entity	Beneficiary or Creditor	Buyer Mailing Address	8447 CALIFORNIA AVE, RIVERSIDE, CA 92504-2813
	Seller 1	MEGENS, BUDDY	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	MEGENS, CHARLOTTE	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB 1 PG 70	Legal Subdivision	LANDS OF RIVERSIDE LAND & IRRIGATION CO	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			SOUTHWESTERLY75FTSELY150FTSWLY2NELY2 LOT15/ / /	Title Company Name	NONE AVAILABLE

Mortgage Assignment						
	Transaction ID	7	Recorder Doc Number	2012-0100287	Original Loan Amount	\$406,000
	Effective Date		Document Type	Assignment	Origination Doc #	2007-0472753
	Borrower(s) Name	BUDDY MEGENS	Document Description	Assignment of Mortgage	Origination Recording Date	07/20/2007
			Recording Date	03/05/2012	Original Lender	LOAN MANAGEMENT SERVICES INC
	Assignor Name	MERS, INC.		Assignee Name	BANK OF AMERICA, N.A.	


Mortgage Release						
	Transaction ID	8	Recorder Doc Number	2007-0509319	Loan Amount	\$360,000
	Effective Date		Document Type	Release	Origination Doc #	2007-0225794
	Borrower(s) Name	BUDDY MEGENS	Document Description	Release of Mortgage	Origination Recording Date	04/03/2007
	Current Lender	GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS PRESENT TRUSTEE	Recording Date	08/07/2007	Original Lender	WORLD SAVINGS BANK FSB

Transaction Details (cont.) (3)


Mortgage

	Transaction ID	9	Recorder Doc Number	2007-0472753	Recorder Book/Page	
	Mortgage Date	07/06/2007	Document Type	Mortgage	Rate Change Freq	Annually
	Loan Amount	\$406,000	Document Description	Negative Amortization	1st Periodic Floor Rate	3.50%
	Loan Type	Negative Amortization	Recording Date	07/20/2007	1st Periodic Cap Rate	13.50%
	Origination Lender Name	LOAN MANAGEMENT SERVICES INC	Origination Interest Rate	8.50%	Lifetime Cap Rate	13.50%
	Origination Lender Type	Lending institution	First Rate Change Date	08/01/2012	Change Index	2.25%
	Type Financing	Fixed Rate	Maturity Date	08/01/2037	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	Y
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	36
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	LIBOR1YR
	Vesting	Joint Tenants				

Mortgage Release

	Transaction ID	10	Recorder Doc Number	2007-0246071	Loan Amount	\$312,000
	Effective Date		Document Type	Release	Origination Doc #	2005-1002811
	Borrower(s) Name	BUDDY MEGENS	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	12/05/2005
	Current Lender	MERS, INC.	Recording Date	04/12/2007	Original Lender	VALLEY VISTA MORTGAGE CORP

Mortgage


	Transaction ID	11	Recorder Doc Number	2007-0225794	Recorder Book/Page	
	Mortgage Date	03/22/2007	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$360,000	Document Description	Negative Amortization	1st Periodic Floor Rate	
	Loan Type	Negative Amortization	Recording Date	04/03/2007	1st Periodic Cap Rate	
	Origination Lender Name	WORLD SAVINGS BANK FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	04/15/2037	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (4)


Mortgage Release

	Transaction ID	12	Recorder Doc Number	2006-0036672	Loan Amount	\$50,000
	Effective Date		Document Type	Release	Origination Doc #	2005-0310080
	Borrower(s) Name	BUDDY MEGENS	Document Description	Release of Mortgage	Origination Recording Date	04/20/2005
	Current Lender	PRLAP INC, AS SUCCESSOR BY MERGER WITH PRLAP INC, AS TRUSTEE	Recording Date	01/17/2006	Original Lender	BANK OF AMERICA NA


Mortgage Release

	Transaction ID	13	Recorder Doc Number	2006-0009142	Loan Amount	\$42,000
	Effective Date		Document Type	Release	Origination Doc #	2004-0742501
	Borrower(s) Name	BUDDY MEGENS	Document Description	Release of Mortgage	Origination Recording Date	09/17/2004
	Current Lender	LAWYERS TITLE INSURANCE CORPORATION, TRUSTEE	Recording Date	01/05/2006	Original Lender	COMMUNITY FIRST BANK

Mortgage Release


	Transaction ID	14	Recorder Doc Number	2006-0007101	Loan Amount	\$231,500
	Effective Date		Document Type	Release	Origination Doc #	2004-0645373
	Borrower(s) Name	BUDDY MEGENS	Document Description	Release of Mortgage	Origination Recording Date	08/17/2004
	Current Lender	FIRST HORIZON HOME LOAN CORPORATION, PRESENT TRUSTEE	Recording Date	01/04/2006	Original Lender	BAY CAP MORTGAGE CORP

Mortgage

	Transaction ID	15	Recorder Doc Number	2005-1002811	Recorder Book/Page	
	Mortgage Date	11/22/2005	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$312,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	12/05/2005	1st Periodic Cap Rate	
	Origination Lender Name	VALLEY VISTA MORTGAGE CORP	Origination Interest Rate	1.50%	Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	3.20%
	Type Financing	Fixed To Adjustable	Maturity Date	12/01/2035	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	ONEYEART-BILL
	Vesting	Joint Tenants				

Transaction Details (cont.) (5)

Mortgage


	Transaction ID	16	Recorder Doc Number	2005-0310080	Recorder Book/Page	
	Mortgage Date	03/10/2005	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	04/20/2005	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage

	Transaction ID	17	Recorder Doc Number	2004-0742501	Recorder Book/Page	
	Mortgage Date	08/27/2004	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$42,000	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	09/17/2004	1st Periodic Cap Rate	
	Origination Lender Name	COMMUNITY FIRST BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2034	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (6)

Mortgage


	Transaction ID	18	Recorder Doc Number	2004-0645373	Recorder Book/Page	
	Mortgage Date	08/09/2004	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$231,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	08/17/2004	1st Periodic Cap Rate	
	Origination Lender Name	BAY CAP MORTGAGE CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2034	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage


	Transaction ID	19	Recorder Doc Number	2002-153364	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$225,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	03/26/2002	1st Periodic Cap Rate	
	Origination Lender Name	FIRST UNION NATIONAL BANK OF DELAWARE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	04/01/2032	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (7)






Mortgage

	Transaction ID	20	Recorder Doc Number	1998-0017437	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$169,999	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	01/16/1998	1st Periodic Cap Rate	
	Origination Lender Name	HOUSEHOLD FINANCE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	01/07/2023	IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Mortgage

	Transaction ID	21	Recorder Doc Number	1997-0126619	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$73,300	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	04/15/1997	1st Periodic Cap Rate	
	Origination Lender Name	HOUSEHOLD FINANCE	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	MEGENS, BUDDY	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	MEGENS, CHARLOTTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Subject Property Location

Report Date: 02/05/2021

Order ID: R29702006

Property Address 8447 CALIFORNIA AVE
 City, State & Zip RIVERSIDE, CA 92504-2813
 County RIVERSIDE COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA
 91730-7697
 Map Reference

Property Use Single Family Residential
 Parcel Number 193-172-028

Nearby Neighbor # 1					
Address	8447 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-172-028
Owner	TRINITY REDEVELOPMENT INC,			Lot Size (SF/AC)	10,890/.25
Bedrooms	3	Year Built	1951	Living Area (SF)	1,799
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 2					
Address	8455 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-172-029
Owner	MEHLBERG LONNIE TED; MEHLBERG ELAINE KATHERINE			Lot Size (SF/AC)	14,810/.34
Bedrooms	2	Year Built	1950	Living Area (SF)	909
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor # 3					
Address	8425 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-172-026
Owner	ADAME MARIA J			Lot Size (SF/AC)	13,503/.31
Bedrooms	4	Year Built	1948	Living Area (SF)	1,050
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 4					
Address	8434 CRYSTAL AVE, RIVERSIDE, CA 92504			APN	193-172-027
Owner	BAILEY KATHLEEN			Lot Size (SF/AC)	9,147/.21
Bedrooms	3	Year Built	1963	Living Area (SF)	1,374
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 5					
Address	8463 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-172-030
Owner	PRATTE JOSEPH G; PRATTE CAROL A			Lot Size (SF/AC)	14,810/.34
Bedrooms	2	Year Built	1950	Living Area (SF)	1,102
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 6					
Address	4196 WAYNE CT, RIVERSIDE, CA 92504			APN	193-282-041
Owner	ORTIZ NORBERTO JR; LOPEZ JOANNE			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	1954	Living Area (SF)	1,171
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor # 7					
Address	4214 MADRONA RD, RIVERSIDE, CA 92504			APN	193-172-024
Owner	SAUCEDO RAFAEL; SAUCEDO OLIVIA			Lot Size (SF/AC)	7,840/.18
Bedrooms	3	Year Built	1949	Living Area (SF)	1,290
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #8

Address	4204 MADRONA RD, RIVERSIDE, CA 92504			APN	193-172-033
Owner	FAMILY HABITAT LLC,			Lot Size (SF/AC)	8,712/.2
Bedrooms	3	Year Built	1953	Living Area (SF)	1,225
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor #9

Address	8475 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-172-031
Owner	THORNTON, MICHAEL P			Lot Size (SF/AC)	24,829/.57
Bedrooms	3	Year Built	1946	Living Area (SF)	1,466
Bathrooms/Partial	1.75	Garage/No. of Cars	Detached Garage/1	Phones	

Nearby Neighbor #10

Address	8424 CRYSTAL AVE, RIVERSIDE, CA 92504			APN	193-172-021
Owner	DALLIN			Lot Size (SF/AC)	7,840/.18
Bedrooms	4	Year Built	1963	Living Area (SF)	1,488
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #11

Address	4224 MADRONA RD, RIVERSIDE, CA 92504			APN	193-172-023
Owner	SWH 2017 1 BORROWER			Lot Size (SF/AC)	9,583/.22
Bedrooms	3	Year Built	1947	Living Area (SF)	1,263
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #12

Address	8422 CALIFORNIA AVE, RIVERSIDE, CA 92504			APN	193-281-040
Owner	TABARES, REBECCA			Lot Size (SF/AC)	6,098/.14
Bedrooms	4	Year Built	1954	Living Area (SF)	1,171
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #13

Address	4195 HEIDI RD, RIVERSIDE, CA 92504			APN	193-282-042
Owner	CABALLERO, ANNABELLE B; ANNABELLE B CABALLERO REVOCABLE TRUST,			Lot Size (SF/AC)	6,534/.15
Bedrooms	3	Year Built	1954	Living Area (SF)	1,917
Bathrooms/Partial	2.5	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #14

Address	4234 MADRONA RD, RIVERSIDE, CA 92504			APN	193-172-022
Owner	HAATS CARMEN			Lot Size (SF/AC)	8,712/.2
Bedrooms	2	Year Built	1950	Living Area (SF)	937
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #15

Address	8443 CRYSTAL AVE, RIVERSIDE, CA 92504			APN	193-172-017
Owner	VASQUEZ JUAN D			Lot Size (SF/AC)	6,534/.15
Bedrooms	3	Year Built	1963	Living Area (SF)	1,328
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/1	Phones	

Subject Property Location

Property Address 8447 CALIFORNIA AVE
 City, State & Zip RIVERSIDE, CA 92504-2813
 County RIVERSIDE COUNTY
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
 Map Reference

Report Date: 02/05/2021
 Order ID: R29702007

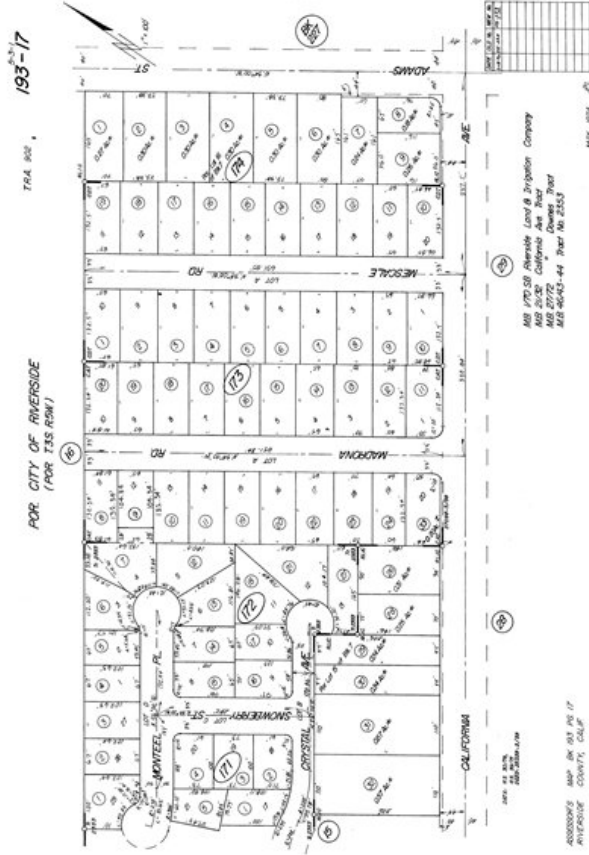
Property Use Single Family Residential
 Parcel Number 193-172-028



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