

181-030-008, CA, Riverside County

APN: 181-030-008 CLIP: 4609941560



Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
N/A	N/A	N/A	\$830,000	05/06/2022
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	22,651	N/A	COML LOT	

OWNER INFORMATION			
Owner Name	International Institute Of Solutions Corp	Tax Billing City & State	Anaheim, CA
Mail Owner Name	International Institute Of Solutions Corp	Tax Billing Zip	92808
Tax Billing Address	1011 S Rexford Ln	Tax Billing Zip+4	2332

COMMUNITY INSIGHTS			
Median Home Value	\$538,154	School District	JURUPA UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	47 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	34 / 100	Walkable Score	43 / 100
Total Incidents (1 yr)	171	Q1 Home Price Forecast	\$547,345
Standardized Test Rank	13 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
Zoning	C-1/C-P	Census Tract	402.03
School District	Jurupa	Within 250 Feet of Multiple Flood Zone	Yes (X, X500I)
Comm College District Code	Riverside City		

TAX INFORMATION			
APN	181-030-008	Lot	17
Alternate APN	181-030-008	Water Tax Dist	Western
Tax Area	028108		
Legal Description	.52 ACRES M/L IN POR LOT 16 AND LOT 17 MB 039/050 MAYFAIR SQUARE		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$346,800	\$103,056	\$101,036
Assessed Value - Land	\$346,800	\$103,056	\$101,036
YOY Assessed Change (\$)	\$243,744	\$2,020	
YOY Assessed Change (%)	236.52%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,140		
2022	\$1,147	\$8	0.66%
2023	\$3,811	\$2,664	232.17%
Special Assessment		Tax Amount	
Mwd Standby West		\$9.22	
Total Of Special Assessments		\$9.22	

CHARACTERISTICS			
County Land Use	Vacant Commercial Land	Lot Acres	0.52
Universal Land Use	Commercial Lot	Lot Area	22,651

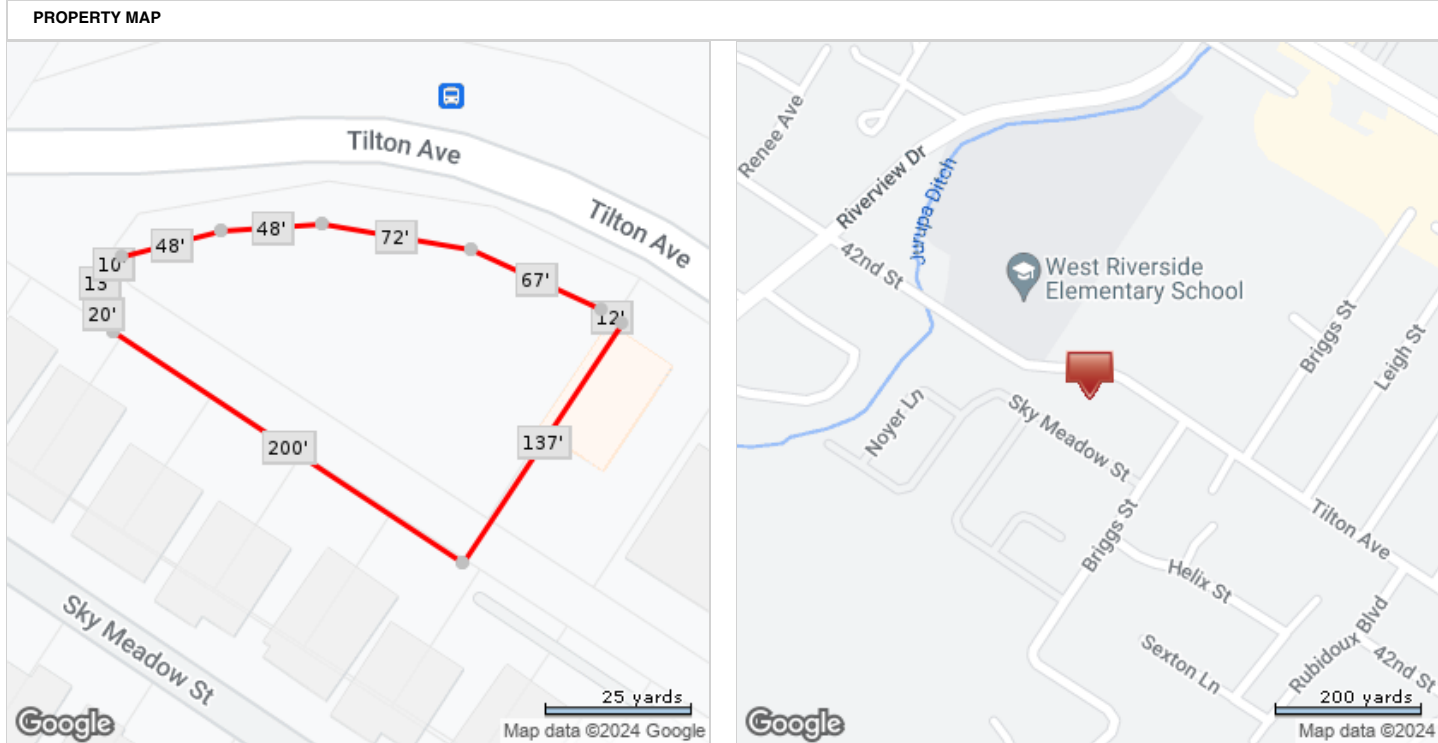
SELL SCORE			
Value As Of	2024-02-11 04:33:19		

LISTING INFORMATION			
MLS Listing Number	PW21050987	Closing Date	05/06/2022
MLS Status	Closed	MLS Sale Price	\$830,000
MLS Area	251 - JURUPA VALLEY	MLS Listing Agent	Nviolric-Rick Violett
MLS Status Change Date	05/06/2022	MLS Listing Broker	INVESTMENT BROKERS O.C.

MLS Current List Price	\$850,000		MLS Source	CRM
MLS Original List Price	\$899,000			
MLS Listing #	lv19247860	lv18275013	lv14209850	Cc247614
MLS Status	Expired	Canceled	Expired	Expired
MLS Listing Date	10/21/2019	11/15/2018	09/30/2014	01/18/2006
MLS Listing Price	\$125,000	\$199,900	\$199,900	\$450,000
MLS Orig Listing Price	\$125,000	\$199,900	\$1,999,900	
MLS Listing Cancellation Date		02/08/2019		
MLS Source	CRM			

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/13/2019	Sale Type	Full
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Deed Type	Grant Deed
Sale Price	\$100,000	Owner Name	International Institute Of Solutions Corp
Document Number	517379	Seller	Courtney James A

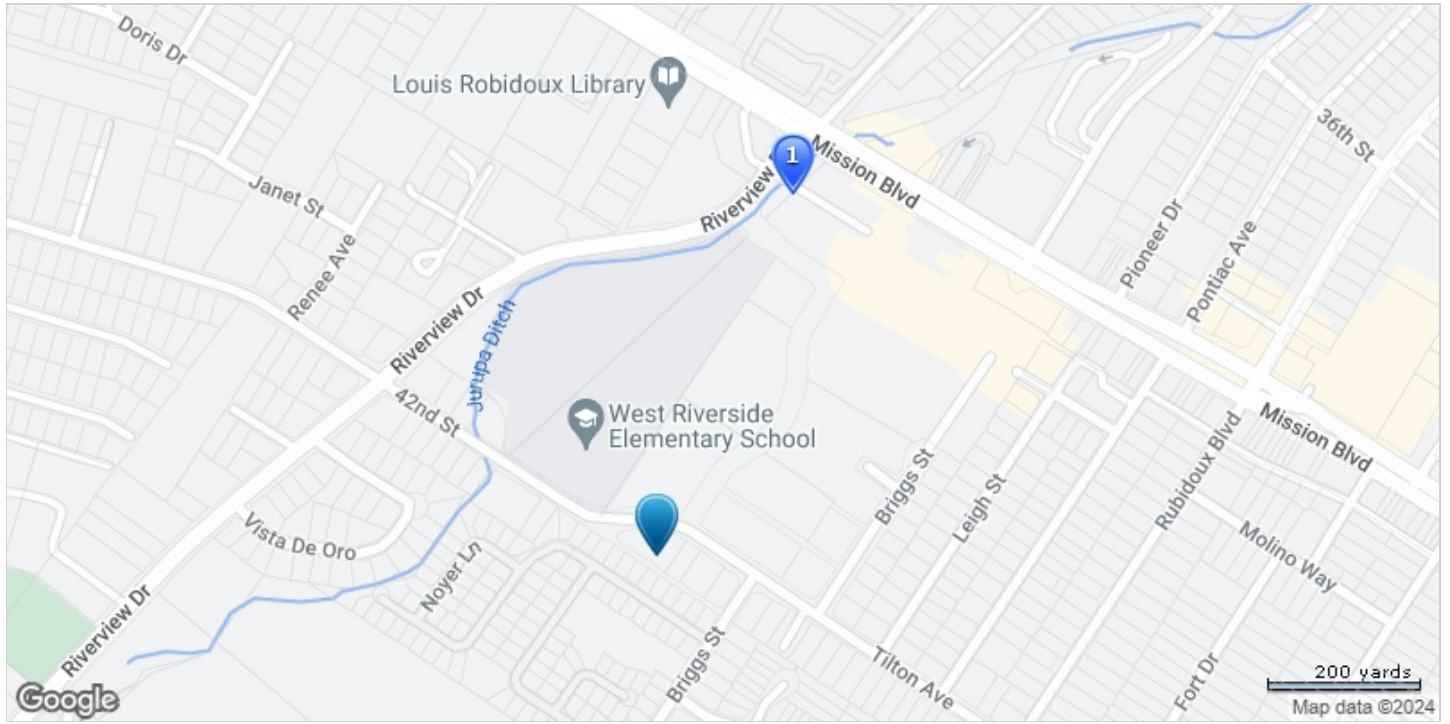
Recording Date	12/13/2019	12/13/2019
Sale Date	12/06/2019	12/10/2019
Sale Price	\$100,000	
Nominal		Y
Buyer Name	Denholtz M & B 2003 Trust	Heuvel Vanden Family Trust
Seller Name	Courtney James A	Heuvel Laverne P
Document Number	517379	517378
Document Type	Grant Deed	Affidavit



*Lot Dimensions are Estimated



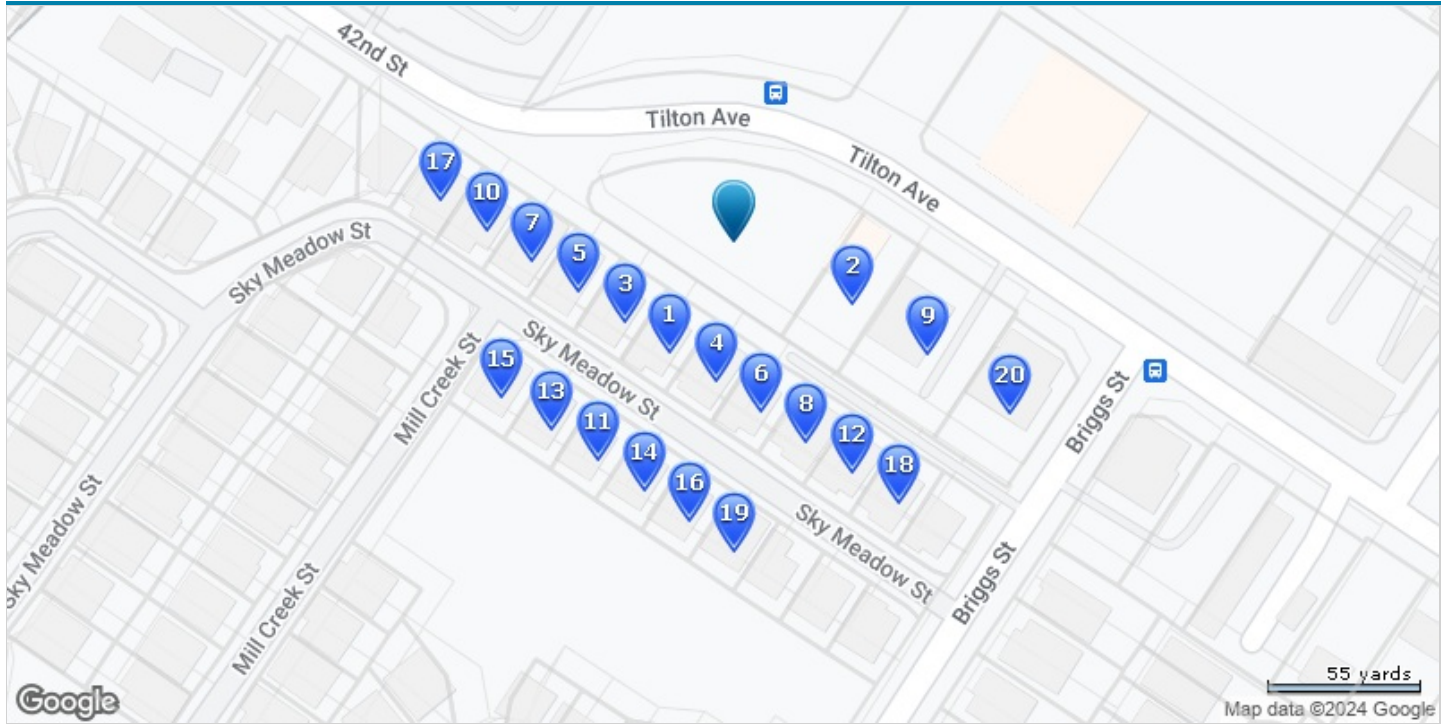












SEARCH CRITERIA			
Number of Comparables	1	Site Influence	No Preference
Sort Method	Distance From Subject (Closest)	Date Type	Recording Date
Pool	No Preference	Search Period	05/13/2023 - 02/13/2024
Distance from Subject	.5 miles	Lot Area	19,253 - 26,049 Sq Ft
Distressed Sales	Include All Tax Sales	Land Use	Same As Subject
Geographic Boundary	No Preference		





SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$100,000	\$10,238,000	\$10,238,000	\$10,238,000	\$10,238,000
Lot Sq Ft	22,651	21,780	21,780	21,780	21,780
Distance (miles)		0.27	0.27	0.27	0.27
Days on Market	405				





	Subject Property	Comparable 1
		
County	Riverside	Riverside
School District	Jurupa	
Distance (miles)		0.27
APN	181-030-008	181-020-039
County Land Use	Vacant Commercial Land	Vacant Commercial Land
Universal Land Use	Commercial Lot	Commercial Lot
Annual Tax	\$3,811	\$1,281
Recording Date	12/13/2019	09/21/2023
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	09/20/2023
Sale Price	\$100,000	\$10,238,000
Lot Sq Ft	22,651	21,780
Lot Acres	0.52	0.5
MLS Listing #	PW21050987	











NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	PEREZ CECILIO	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	CASTANEDA JOSE ANTONIO
Owner Name 2		Perez Delia		
Address		5793 Sky Meadow St	5754 Tilton Ave	5801 Sky Meadow St
Recording Date	12/13/2019	05/11/2000	05/06/2022	11/07/1995
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	05/09/2000	04/21/2022	
Sale Price	\$100,000		\$830,000	\$69,000
Price Per Sq Ft				\$57.26
Total Assessment		\$110,767	\$499,800	\$148,934
Style				
Year Built		1981	1979	1981
Effective Year Built		1982	1979	1982
Stories		1	1	1
Building Sq Ft		1,205		1,205
Total Rooms				
Bedrooms		3		3
Bathrooms (Total)		2		2
Fireplaces		1		1
Garage Capacity				
Universal Land Use	Commercial Lot	SFR	Retail Trade	SFR
Lot Acres	0.52	0.09	0.19	0.09
Lot Sq Ft	22,651	3,920	8,276	3,920
Subdivision	MAYFAIR SQUARE		MAYFAIR SQUARE	
Distance (miles)		0.02	0.02	0.02




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	MORALES CASIMIRO R	CARRILLO EVERADO	XUE CHUANBIN
Owner Name 2			Andrade Luis A Carrillo	
Address		5785 Sky Meadow St	5809 Sky Meadow St	5779 Sky Meadow St
Recording Date	12/13/2019	05/27/2011	05/31/2016	01/28/2011
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Tax: 04/15/2011 MLS: 05/27/2011	Tax: 02/03/2016 MLS: 03/17/2016	01/28/2011
Sale Price	\$100,000	\$110,000	\$240,000	\$103,000
Price Per Sq Ft		\$99.55	\$217.19	\$85.48
Total Assessment		\$135,444	\$273,073	\$136,409
Style				
Year Built		1981	1981	1981
Effective Year Built		1982	1982	1982
Stories		1	1	1
Building Sq Ft		1,105	1,105	Tax: 1,205 MLS: 1,230
Total Rooms		6		
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity		MLS: 2	MLS: 1	MLS: 2
Universal Land Use	Commercial Lot	SFR	SFR	SFR
Lot Acres	0.52	0.09	0.09	0.09
Lot Sq Ft	22,651	3,920	3,920	3,920
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.02	0.03	0.03

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	BARCENAS MARTIN	ACOSTA JUAN	NELSON HOUSE FOUNDATI ON
Owner Name 2				
Address		5817 Sky Meadow St	5771 Sky Meadow St	5750 Tilton Ave
Recording Date	12/13/2019	07/01/2004	09/01/2016	01/22/2002
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Tax: 05/18/2004 MLS: 07/01/2004	Tax: 07/17/2016 MLS: 08/31/2016	12/04/2001
Sale Price	\$100,000	\$215,000	\$249,000	\$110,000
Price Per Sq Ft		\$178.42	\$225.34	
Total Assessment		\$288,035	\$277,758	\$156,164
Style		Contemporary		
Year Built		1981	1981	1975
Effective Year Built		1982	1982	
Stories		1	1	1
Building Sq Ft		1,205	1,105	
Total Rooms		6		
Bedrooms		3	3	
Bathrooms (Total)		2	2	
Fireplaces		1	1	
Garage Capacity		MLS: 2	MLS: 2	
Universal Land Use	Commercial Lot	SFR	SFR	Retail Trade
Lot Acres	0.52	0.09	0.09	0.33
Lot Sq Ft	22,651	3,920	3,920	14,375
Subdivision	MAYFAIR SQUARE			MAYFAIR SQUARE
Distance (miles)		0.04	0.04	0.04

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	QUIROZ GUILLERMO	BARBER KEVIN W	ROJAS FRANCISCO
Owner Name 2			Hernandez-Barber Mariaelen a	
Address		5825 Sky Meadow St	5792 Sky Meadow St	5763 Sky Meadow St
Recording Date	12/13/2019	11/25/1997	07/23/2020	06/07/1994
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	11/04/1997	Tax: 06/18/2020 MLS: 07/23/2020	
Sale Price	\$100,000	\$64,500	\$345,000	\$78,000
Price Per Sq Ft		\$53.53	\$312.22	\$64.73
Total Assessment		\$99,724	\$358,938	\$127,386
Style		Contemporary	Conventional	Contemporary
Year Built		1981	1981	1981
Effective Year Built		1982	1982	1982
Stories		1	1	1
Building Sq Ft		1,205	1,105	1,205
Total Rooms		5	5	6
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity			2	
Universal Land Use	Commercial Lot	SFR	SFR	SFR
Lot Acres	0.52	0.09	0.08	0.08
Lot Sq Ft	22,651	3,920	3,485	3,485
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.04	0.04	0.04

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	SUAREZ CHRISTOPHER RYAN	HILL JANET ARLENE	JAMILANO CARRELL L
Owner Name 2		Suarez Danielle Nicole		Joven Abraham A
Address		5800 Sky Meadow St	5784 Sky Meadow St	5808 Sky Meadow St
Recording Date	12/13/2019	07/15/2015	06/21/2013	11/25/2015
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Tax: 06/11/2015 MLS: 07/15/2015	Tax: 04/22/2013 MLS: 10/19/2012	Tax: 10/21/2015 MLS: 11/25/2015
Sale Price	\$100,000	\$238,000	\$160,000	\$250,000
Price Per Sq Ft		\$197.51	\$125.29	\$207.47
Total Assessment		\$270,799	\$189,364	\$284,452
Style		Contemporary	Contemporary	Contemporary
Year Built		1981	1981	1981
Effective Year Built		1982	1982	1982
Stories		1	1	1
Building Sq Ft		1,205	1,277	1,205
Total Rooms		6	7	6
Bedrooms		3	4	3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity		MLS: 2	MLS: 2	MLS: 2
Universal Land Use	Commercial Lot	SFR	SFR	SFR
Lot Acres	0.52	0.09	0.08	0.1
Lot Sq Ft	22,651	3,920	3,485	4,356
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.05	0.05	0.05

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	GALINDO CRISTIAN S	SASRE	VALENCIA GERARDO
Owner Name 2		Valverde Karen G		Valencia Estela
Address		5778 Sky Meadow St	5833 Sky Meadow St	5755 Sky Meadow St
Recording Date	12/13/2019	06/23/2023	10/19/2009	07/19/2002
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Tax: 05/22/2023 MLS: 06/23/2023	Tax: 10/02/2009 MLS: 10/19/2009	Tax: 06/05/2002 MLS: 07/19/2002
Sale Price	\$100,000	\$495,000	\$101,000	\$127,000
Price Per Sq Ft		\$410.79	\$79.09	\$99.45
Total Assessment		\$418,200	\$125,292	\$176,765
Style		Ranch		
Year Built		1981	1982	1981
Effective Year Built		1982	1983	1982
Stories		1	1	1
Building Sq Ft		1,205	1,277	1,277
Total Rooms		6		
Bedrooms		3	4	Tax: 4 MLS: 3
Bathrooms (Total)		2	2	2
Fireplaces		1	1	1
Garage Capacity		MLS: 2	MLS: 2	
Universal Land Use	Commercial Lot	SFR	SFR	SFR
Lot Acres	0.52	0.08	0.09	0.08
Lot Sq Ft	22,651	3,485	3,920	3,485
Subdivision	MAYFAIR SQUARE			
Distance (miles)		0.05	0.05	0.05

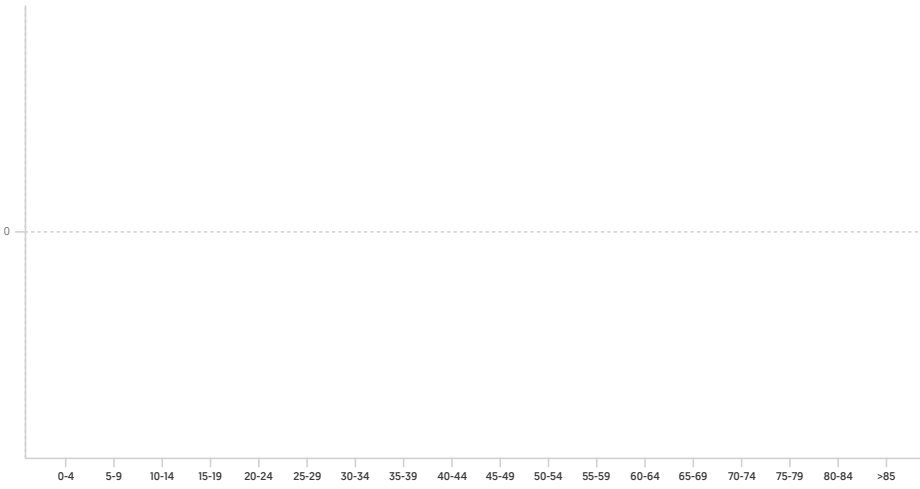
	Subject Property	Neighbor 19	Neighbor 20
			
Owner Name	INTERNATIONAL INSTITUTE OF SOLUTIONS CORP	ENRIQUE & MONIQUE LIVING TRUST	PSHL INV
Owner Name 2			
Address		5770 Sky Meadow St	5748 Tilton Ave
Recording Date	12/13/2019	06/06/2012	09/03/2019
Sale Date	Tax: 12/06/2019 MLS: 05/06/2022	Tax: 05/16/2012 MLS: 06/06/2012	08/12/2019
Sale Price	\$100,000	\$110,000	\$2,080,000
Price Per Sq Ft		\$86.14	
Total Assessment		\$132,789	\$2,171,314
Style			
Year Built		1980	1981
Effective Year Built		1981	1981
Stories		1	2
Building Sq Ft		1,277	
Total Rooms			
Bedrooms		4	
Bathrooms (Total)		2	
Fireplaces		1	
Garage Capacity		MLS: 2	
Universal Land Use	Commercial Lot	SFR	Apartment
Lot Acres	0.52	0.08	0.23
Lot Sq Ft	22,651	3,485	10,019
Subdivision	MAYFAIR SQUARE		MAYFAIR SQUARE
Distance (miles)		0.05	0.06

181-030-008, CA, Riverside County

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POPULATION

AGE



GENDER

MARITAL STATUS

HOUSING

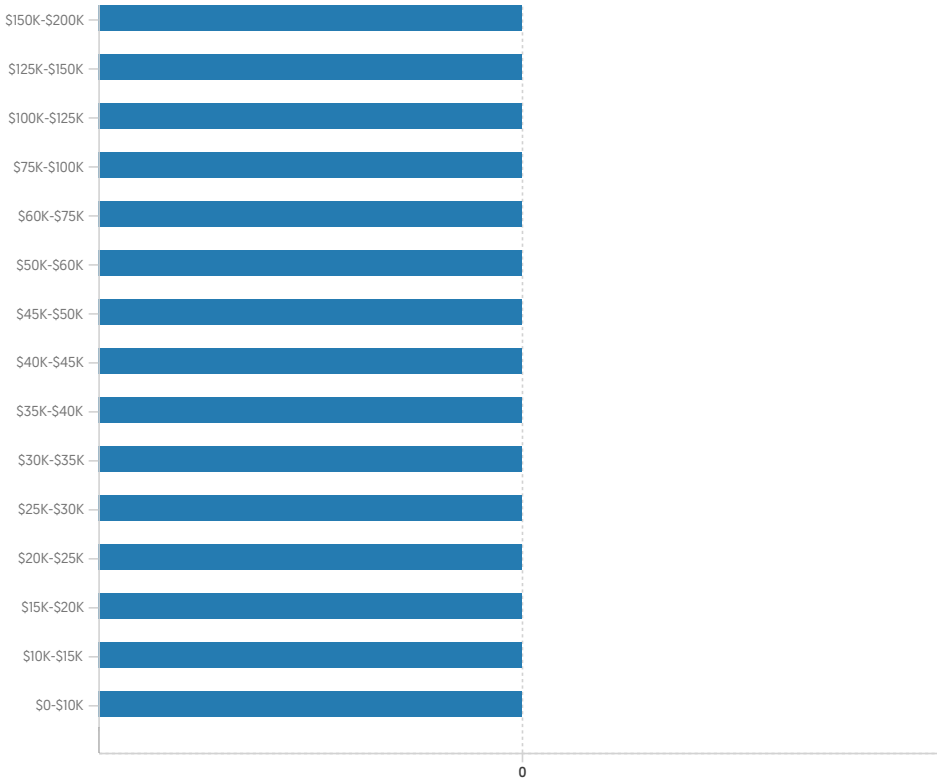
OCCUPANCY

FAIR MARKET RENTS (COUNTY)



QUALITY OF LIFE

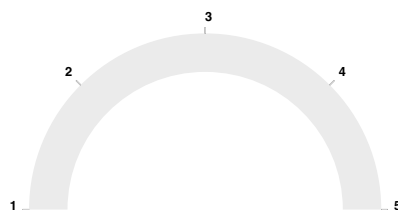
HOUSEHOLD INCOME



COMMUTE METHOD

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
West Riverside Elementary	0.13	K-6th	608	24	2/10
Pacific Avenue Academy Of Music	0.68	K-6th	306	21	4/10
Ina Arbuckle Elementary	0.69	K-6th	441	23	2/10

Community Rating (2)

West Riverside Elementary	
Pacific Avenue Academy Of Music	5
Ina Arbuckle Elementary	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Mission Middle	0.63	7th-8th	696	22	3/10
Rubidoux High	0.75	9th-12th	1,524	22	5/10

Community Rating (2)

Mission Middle	
Rubidoux High	5

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Francisco Garcia	5793 Sky Meadow St	(909) 272-0999	0.02	Mexican Restaurant
Mister Taco	5702 Mission Blvd	(951) 961-8764	0.31	Mexican Restaurant
Golden Donahoo's Chicken	5749 Mission Blvd	(951) 684-3545	0.32	Chicken Restaurant
R&S Concessions	5741 Mission Blvd Spc 40	(951) 660-6836	0.33	Concessionaire
Tam S Burgers	5639 Mission Blvd	(951) 682-4172	0.39	Fast-Food Restaurant, Independent
Riviera Family Restaurant	5633 Mission Blvd	(951) 274-9509	0.41	Family Restaurants
Los Compadres	5598 Mission Blvd	(951) 779-6224	0.42	Mexican Restaurant
Tacos Los Compadres	5598 Mission Blvd	(951) 779-6224	0.42	Mexican Restaurant
Jurupa National Little League	4393 Riverview Dr	(951) 248-1133	0.42	Professional And Semi-Professional Sports Clubs
Keriko Pollos Y Tacos	5623 Mission Blvd	(951) 289-9928	0.43	Mexican Restaurant

SHOPPING

	Address	Phone #	Distance	Description
La Noria Market	5704 Mission Blvd	(951) 682-5793	0.23	Grocery Stores, Independent
Circle K Stores Inc.	5804 Mission Blvd	(951) 682-0912	0.28	Convenience Stores, Chain
Hp Home Center	5690 Mission Blvd	(951) 530-8659	0.29	Home Centers
High Vibes Glass Works	5582 Mission Blvd	(951) 823-0808	0.44	Glass
Stater Bros. Markets	5571 Mission Blvd	(951) 686-1506	0.52	Supermarkets, Chain
Mendez Manufactured Housing Service	5873 Rebecca St	(951) 203-4087	0.62	Mobile Home Dealers
Tony K Market	6104 Mission Blvd	(951) 369-0108	0.7	Grocery Stores, Independent

La Michoacana Market	3558 Arora St	(951) 276-2260	0.78	Grocery Stores
Jose A Sanchez	3854 Opal St	(951) 369-1264	0.9	Fruit And Vegetable Markets