

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$1,000,000	11/04/2015
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	397,703	2019	MISC	

OWNER INFORMATION			
Owner Name	Pinnacle Signature Assisted	Tax Billing Zip	92612
Owner Name 2		Tax Billing Zip+4	
Mail Owner Name	Signature Assisted Pinnacle	Owner Vesting	
Tax Billing Address	2361 Campus Dr	Owner Occupied	No
Tax Billing City & State	Irvine, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$883,619	School District	MURRIETA VALLEY UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	81 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	60 / 100	Walkable Score	42 / 100
Total Incidents (1 yr)	95	Q1 Home Price Forecast	\$897,318
Standardized Test Rank	66 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION			
Zip Code	92562	TGNO	
Carrier Route		Census Tract	506.00
Zoning		Topography	
Tract Number	T	Township Range Sect	
School District	Murrieta Vly	Neighborhood Code	
Comm College District Code	Mt Jacinto	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

TAX INFORMATION			
APN	906-020-091	Tax Appraisal Area	
Alternate APN	906-020-091	Lot	19
Exemption(s)		Block	
% Improved		Water Tax Dist	Western
Tax Area	024082	Fire Dept Tax Dist	Murrieta City
Legal Description	9.13 ACRES M/L IN POR LOT 19 M B 008/359 SD TR T L W C		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,160,583	\$1,137,827	\$1,115,517
Assessed Value - Land	\$1,160,583	\$1,137,827	\$1,115,517
Assessed Value - Improved			
YOY Assessed Change (\$)	\$22,756	\$22,310	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$13,137		
2023	\$13,479	\$341	2.6%
2024	\$13,271	-\$207	-1.54%
Special Assessment	Tax Amount		
Csa 152-Murrieta Stormwater	\$87.60		
Murrieta Csd	\$19.86		
Murrieta Parks & Rec	\$22.50		
Western Muni Wtr Standby	\$210.00		
Western Muni Sewer Standby	\$210.00		

CHARACTERISTICS			
County Land Use	Ct-Assisted Living	Cooling Type	Central
Universal Land Use	Miscellaneous	Patio Type	
Lot Frontage		Garage Type	
Lot Depth		Garage Sq Ft	
Lot Acres	9.13	Parking Type	
Lot Area	397,703	Parking Spaces	
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft		Roof Frame	
Gross Area		Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms		Foundation	
Total Baths		Pool	
MLS Total Baths		Year Built	2019
Full Baths		Effective Year Built	2019
Half Baths		Other Impvs	
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces		Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	None	Bldg Class	
Sewer	None	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating		Value As Of	2025-04-27 04:32:56
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Original List Price	
MLS Status		Pending Date	
MLS Source		Closing Date	
MLS Area		MLS Sale Price	
MLS Status Change Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	
MLS Source History	

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/06/2015	Sale Type	Unknown
Sale Date	11/04/2015	Deed Type	Grant Deed
Sale Price	\$1,000,000	Owner Name	Pinnacle Signature Assisted
Price Per Square Feet		Owner Name 2	
Multi/Split Sale		Seller	Enhanced Income Fund I LLC
Document Number	<a href="#">489775</a>		

MORTGAGE HISTORY		
Mortgage Date	12/18/2009	04/24/2009
Mortgage Amount	\$4,000,000	\$250,000
Mortgage Lender	Enhanced Income Fund I LLC	
Mortgage Code	Conventional	Private Party Lender

FORECLOSURE HISTORY	
Document Type	Notice Of Default
Default Date	02/23/2011
Foreclosure Filing Date	02/24/2011
Recording Date	02/25/2011
Document Number	86772
Book Number	
Page Number	
Default Amount	\$262,325
Final Judgment Amount	
Original Doc Date	04/24/2009
Original Document Number	201282
Original Book Page	
Lien Type	

The left map shows a red line route starting from Washington Ave, heading north, and then east along Nutmeg St. Distances marked along the route are 15', 179', 179', 282', 297', 179', 120', 471', 647', and 610'. A scale bar indicates 100 yards. Map data is ©2025 Google.

The right map shows the intersection of Washington Ave and Nutmeg St. A red pin is placed on Nutmeg St, just north of the intersection. Other streets shown include Mountain Song Loop, Pioneer St, Adams Ave, Grand View Dr, Kathryn St, Angel St, Calle Del Oso Oro, and Barbary St. A scale bar indicates 200 yards. Map data is ©2025 Google.

**Property Details** | Courtesy of Susan Ebert, Signature Real Estate Group, California Regional MLS

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