



MLS Beds 3	MLS Full Baths 2	MLS Half Baths 1	Sale Price N/A	Sale Date N/A
MLS Sq Ft 2,883	Lot Sq Ft 81,022	MLS Yr Built 1963	Type RES-NEC	

OWNER INFORMATION

Owner Name	Cagliero Taryn	Tax Billing Zip	92543
Owner Name 2	Cagliero Joseph E	Tax Billing Zip+4	9344
Mail Owner Name	Taryn & Joseph E Cagliero	Owner Vesting	
Tax Billing Address	40121 Newport Rd	Owner Occupied	No
Tax Billing City & State	Hemet, CA	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	\$115,156	School District	HEMET UNIFIED
Median Home Value Rating	2 / 10	Family Friendly Score	5 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	20 / 100	Walkable Score	77 / 100
Total Incidents (1 yr)	187	Q1 Home Price Forecast	\$115,452
Standardized Test Rank	13 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION

Zip Code	92545	TGNO	
Carrier Route	C017	Census Tract	435.03
Zoning	R3	Topography	
Tract Number		Township Range Sect	
School District	Hemet	Neighborhood Code	
Comm College District Code	Mt Jacinto	Within 250 Feet of Multiple Flood Zone	Yes (X500, X, A)
Location Influence			

TAX INFORMATION

APN	448-270-013	Tax Appraisal Area	
Alternate APN	448-270-013	Lot	2
Exemption(s)		Block	
% Improved	85%	Water Tax Dist	Eastern Imp
Tax Area	006044	Fire Dept Tax Dist	
Legal Description	1.86 ACRES NET IN POR PAR 2 PM 057/053 PM 12616		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$394,309	\$386,578	\$378,999
Assessed Value - Land	\$59,927	\$58,752	\$57,600
Assessed Value - Improved	\$334,382	\$327,826	\$321,399
YOY Assessed Change (\$)	\$7,731	\$7,579	
YOY Assessed Change (%)	2%	2%	

Exempt Building Value	
Exempt Land Value	
Exempt Total Value	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,521		
2022	\$4,595	\$74	1.63%
2023	\$4,685	\$90	1.96%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$4.38
Hemet Ltg Dist 19	\$99.60
Hemet Landscape Dist 19	\$26.40
V-Wide Regional Fac.lmd 88-1	\$22.14

Mwd Standby East	\$12.90
Emwd Stdbby-Combined Charge	\$37.20
Total Of Special Assessments	\$202.62

CHARACTERISTICS			
County Land Use	Residential Use Zoned Commerci	Cooling Type	Central
Universal Land Use	Residential (NEC)	Patio Type	
Lot Frontage		Garage Type	Detached Garage
Lot Depth		Garage Sq Ft	720
Lot Acres	1.86	Parking Type	Detached Garage
Lot Area	81,022	Parking Spaces	3
Lot Shape		Roof Type	
Style		Roof Material	Gravel & Rock
Building Sq Ft	2,883	Roof Frame	
Gross Area	2,883	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	1	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	MLS: 3	Foundation	
Total Baths	MLS: 3	Pool	
MLS Total Baths	3	Year Built	1963
Full Baths	MLS: 2	Effective Year Built	1963
Half Baths	MLS: 1	Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating	Moderate	Value As Of	2024-06-16 04:33:11
Sell Score	588		

ESTIMATED VALUE			
RealAVM™	\$555,000	Confidence Score	32
RealAVM™ Range	\$388,500 - \$721,400	Forecast Standard Deviation	30
Value As Of	06/10/2024		

(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.

RENTAL TRENDS			
Estimated Value	1818	Cap Rate	1.9%
Estimated Value High	2473	Forecast Standard Deviation (FSD)	0.36
Estimated Value Low	1163		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount 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	IV22243157	Pending Date	
MLS Status	Expired	Closing Date	
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Sale Price	
MLS Status Change Date	04/01/2023	MLS Listing Agent	Icobbrya-Ryan Cobb
MLS Current List Price	\$2,550	MLS Listing Broker	RYCONN PROPERTIES
MLS Original List Price	\$2,675	MLS Source	CRM

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 **CRM**

LAST MARKET SALE & SALES HISTORY

Recording Date		Sale Type	
Sale Date		Deed Type	
Sale Price		Owner Name	Cagliero Taryn
Price Per Square Feet		Owner Name 2	Cagliero Joseph E
Multi/Split Sale		Seller	
Document Number			

Recording Date	09/12/2017	04/04/2017	05/22/2014	05/22/2014	05/08/2014
Sale Date	09/05/2017	04/03/2017	04/21/2014	04/21/2014	04/21/2014
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Cagliero Joseph & Taryn Trust	Cagliero Joseph & Taryn Trust	Cagliero Joseph E	Cagliero Joseph	Cagliero Joseph E
Seller Name	Cagliero Joseph E	Cagliero Joseph E	Cagliero L Living Trust	Cagliero Louis & Edward E	Cagliero Family Trust
Document Number	377903	134345	187093	187066	168252
Document Type	Quit Claim Deed	Trustee's Deed(Transfer)	Trustee's Deed(Transfer)	Correction Deed	Trustee's Deed(Transfer)

Recording Date	06/30/1998	09/25/1991	05/02/1988
Sale Date		09/1991	
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Cagliero Joseph E	Cagliero Louis	Cagliero Edward & Norma
Seller Name	Cagliero Edward B & Norma K	Cagliero Louis	Cagliero Edward & Norma
Document Number	269728	332426	116809
Document Type	Grant Deed	Grant Deed	Grant Deed

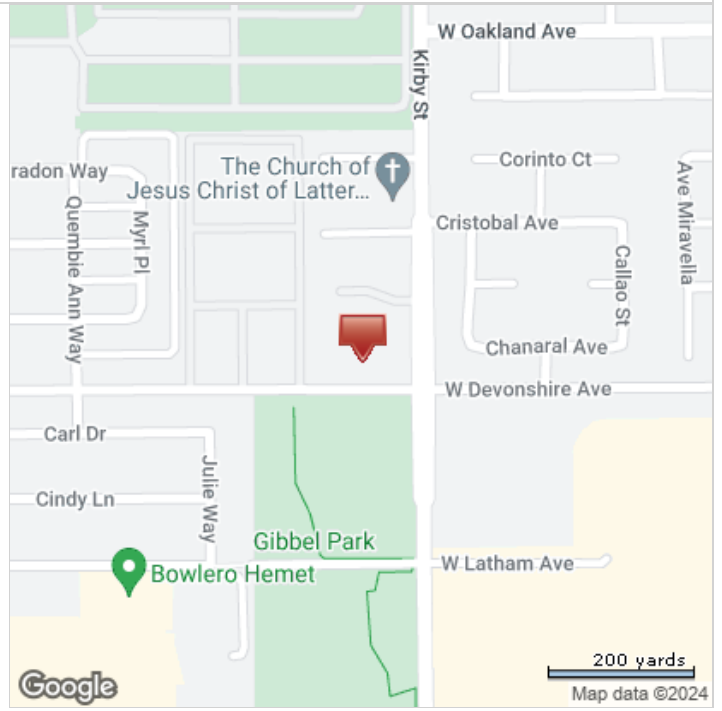
MORTGAGE HISTORY

Mortgage Date
 Mortgage Amount
 Mortgage Lender
 Mortgage Code

FORECLOSURE HISTORY

Document Type
 Default Date
 Foreclosure Filing Date
 Recording Date
 Document Number
 Book Number
 Page Number
 Default Amount
 Final Judgment Amount
 Original Doc Date
 Original Document Number
 Original Book Page
 Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated