

45356 Escalon St, Temecula, CA 92592-1326, Riverside County



3	2,009	4,065	\$350,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	2003	CONDO	09/20/2013
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Edgecomb Dennis G	Tax Billing Zip:	92592
Mail Owner Name:	Dennis G Edgecomb	Tax Billing Zip+4:	1326
Tax Billing Address:	45356 Escalon St	Owner Occupied:	Yes
Tax Billing City & State:	Temecula, CA		

Location Information

Zip Code:	92592	School District:	Temecula Vly
Carrier Route:	R071	Comm College District Code:	Mt Jacinto
Tract Number:	30246	Census Tract:	432.48

Tax Information

APN :	962-321-007	Tax Area:	013122
Alternate APN:	962-321-007	Lot:	1
Exemption(s):	Homeowner	Water Tax Dist:	Rancho Calif Div Ran
% Improved:	80%		
Legal Description:	UNIT 7 CM 129/048 INT.IN COMMON IN LOT 1,13 OF TR 30246 MB 330/093		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$369,680	\$362,433	\$356,992
Assessed Value - Land	\$73,934	\$72,485	\$71,398
Assessed Value - Improved	\$295,746	\$289,948	\$285,594
YOY Assessed Change (\$)	\$7,247	\$5,441	
YOY Assessed Change (%)	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$4,282		
2015	\$4,402	\$120	2.8%
2016	\$4,485	\$82	1.87%

Special Assessment	Tax Amount
Temecula Trash/Recycling	\$269.60
Rancho Water Rancho Division	\$217.44
Cfd 2002-2 Temecula Valley Usd	\$167.34
Temecula Pks/Ltg Srvs	\$74.44
Emwd Stdbby-Combined Charge	\$11.60
Mwd Standby East	\$6.94
Fld Cntl Stormwater/Cleanwater	\$4.00
Total Of Special Assessments	\$751.36

Characteristics

County Land Use:	Condo/Pud	Water:	Type Unknown
Universal Land Use:	Condominium	Sewer:	Type Unknown
Lot Acres:	0.0933	Heat Type:	Central
Lot Area:	4,065	Cooling Type:	Central

Courtesy of Sally Leimbach, Realty ONE Group Southwest, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

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Building Sq Ft:	2,009	Garage Type:	Attached Garage
Gross Area:	2,450	Garage Sq Ft:	441
Stories:	2	Parking Type:	Attached Garage
Bedrooms:	3	Parking Spaces:	MLS: 2
Total Baths:	3	Roof Material:	Tile
MLS Total Baths:	3	Year Built:	2003
Full Baths:	2	Other Impvs:	Yes
Half Baths:	1	# of Buildings:	1
Fireplaces:	1		

Estimated Value

RealAVM™ (1):	\$424,805	Confidence Score (2):	85
RealAVM™ Range:	\$386,573 - \$463,037	Forecast Standard Deviation (3):	9
Value As Of:	01/25/2018		

(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 60 - 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:	SW13153757	MLS Original List Price:	\$349,900
MLS Status:	Closed	Closing Date:	09/20/2013
MLS Area:	213 - TEMECULA-SOUTH	MLS Sale Price :	\$350,000
MLS Status Change Date:	09/23/2013	MLS Listing Agent:	Swsmitand-Andrew Smith
MLS Current List Price:	\$349,900	MLS Listing Broker:	KELLER WILLIAMS RE-TEM VALLEY

Last Market Sale & Sales History

Recording Date:	09/20/2013	Sale Type:	Full
Sale Date:	Tax: 08/08/2013 MLS: 09/20/2013	Deed Type:	Grant Deed
Sale Price:	\$350,000	Owner Name:	Edgecomb Dennis G
Price Per Square Feet:	\$174.22	Seller:	Kutzke Ronald L & Linda M
Document Number:	457706		

Recording Date	09/20/2013	09/11/2003
Sale Date	08/08/2013	03/11/2003
Sale Price	\$350,000	\$248,000
Buyer Name	Edgecomb Dennis G Trust	Kutzke Ronald L & Linda M
Seller Name	Kutzke Ronald L & Linda M	Richmond American Homes Of Ca Inc
Document Number	457706	706066
Document Type	Grant Deed	Grant Deed

Mortgage History

Mortgage Date	09/20/2013	09/11/2003
Mortgage Amount	\$220,000	\$125,000
Mortgage Lender	San Diego Cnty Cu	Americas Wholesale Lender
Mortgage Code	Conventional	Conventional

Courtesy of Sally Leimbach, Realty ONE Group Southwest, California Regional MLS

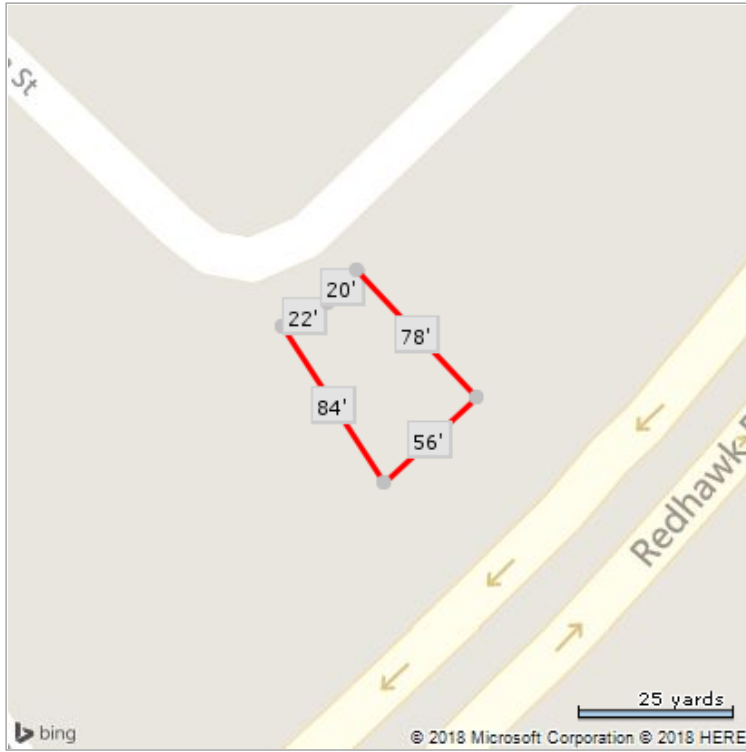
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Property Map



*Lot Dimensions are Estimated

