

# 15246 Plum St Cabazon, CA 92230

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## Enrique Reyes

Realtor

California Real Estate License #01358849

📞 Work 8184846081 | 📞 Mobile (818)484-6081

✉️ HenryReyesJrREALTOR@gmail.com



### Realty Masters & Associates

10681 Foothill Blvd Suite 140

Rancho Cucamonga, CA 91730



Expired / For Sale • Expired: 11/23/2025, MLS Listing IG25224248: 9/24/2025

List Price

\$249,000

Expired Date 11/23/2025 Listing ID IG25224248

CMA Value

\$265,408

CMA Range

\$198.4K

\$315.7K

Last Edited 11/30/2025

Price per Sq Ft \$213

AVM

\$242,000

AVM Updated 10/27/2025

AVM Estimated Range

\$208.1K

\$275.9K

AVM Confidence



AVM Month Change

\$0

AVM Year Change

↑ 14.69%

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# Property Information

## Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Mobile/Manufactured	Mobile/Manufactured	–
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land	–
Bedrooms	–	2	–
Total Baths	–	2	–
Full Baths	–	–	–
Partial Baths	–	2	–
Living Area (sq ft)	–	1,248	–
Building Area (sq ft)	–	1,248	–
Lot Size	8,712 sq ft	8,712 sq ft	–
Lot Dimensions	8712 SF	–	–
Garage (spaces)	0	–	–
Pool	–	None	–
Year Built	–	1979	–
Heating	–	None	–
Cooling	–	Evaporative Cooling, See Remarks, Wall/Window Unit	–
Fireplaces	–	None	–
Foundation	–	Pier Jacks, Raised	–
Number of Units	0	–	–
Number of Stories	–	1	–

Interior Features

LISTING			
Appliance	Gas Range, Gas Water Heater	Bathroom	Shower, Closet, Linen Closet, Walk-In Shower
Cooling	Evaporative Cooling, See Remarks, Wall/Window Unit	Dining	Dining Room
Fireplace	None	Floor	See Remarks
Heating	None	Laundry	In Closet Area, Inside, See Remarks, Washer Hookup
General	Open Floor Plan , Pantry, Storage, Unfurnished	Room Details	All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Br, Walk-In Closet

Exterior Features

LISTING			
Foundation	Pier Jacks, Raised	Patio	Concrete, Patio Open, Slab
Security	Closed Circuit Tv, Security System, Window Bars	Spa	None
Pool	None	Road	Paved
Parking	Driveway, Concrete, Paved, Unpaved, Level Driveway, Off Street	Parking Spaces	2
Sewer	Septic Unknown Size	Levels	One
Utilities	Cable Available, Electricity Connected, Natural Gas, See Remarks, Water	Water	See Remarks
View	Mountain View	Lot Size Features	Back Yard, Front Yard, Street Level, No Landscaping, Paved, Rocks, Utilities - Overhead, Yard

PUBLIC			
Lot Size - Square Feet	8,712 sq ft	Lot Size - Acres	0.20 acres
Water	Yes	Sewer	Yes



15246 Plum St, Cabazon, CA 92230

Legal Description

Parcel Number	528-063-024	Tax ID	528063024
County	Riverside County	Census Tract	060650438.133018
Carrier Route	H001	Abbreviated Description	LOT:63,70 .20 ACRES M/L IN LOTS 63 & 70 MB 053/051 TR 3189
Current Use	Mobile Home		

Owner Facts

Owner Name (Public)	BETTY ANN TERRELL	Owner Name 2 (Public)	JESSICA HERNANDEZ
Time Owned	20+ Yrs	Mailing Address	Po Box 550 Cabazon CA 92230-0550

Location Details

Directions to Property	HWY 10, take exit 104 for Apache Trail toward Cabazon, Slight Right onto ramp tp Morongo Trail, At the Traffic Circle, take the 2nd exit onto MAIN St, Exit traffic circle onto MAIN St, Turn Right on Broadway (WATCH FOR THE TRAIN RIGHT AND LEFT!!!	Community Features	Biking, Mountainous
Flood Zone	X (unshaded)		

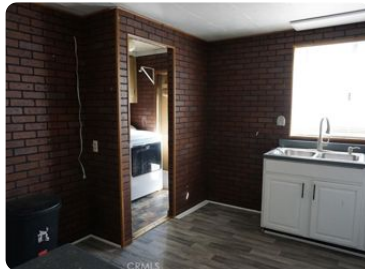
Photos

Listing Photos



# Photos

## Listing Photos





Photos

Listing Photos





# Photos

## Listing Photos





# Market Trends

## Market Trends for Cabazon, CA 92230

Single Family + Condo/Townhouse/Apt.

October 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

1.76

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

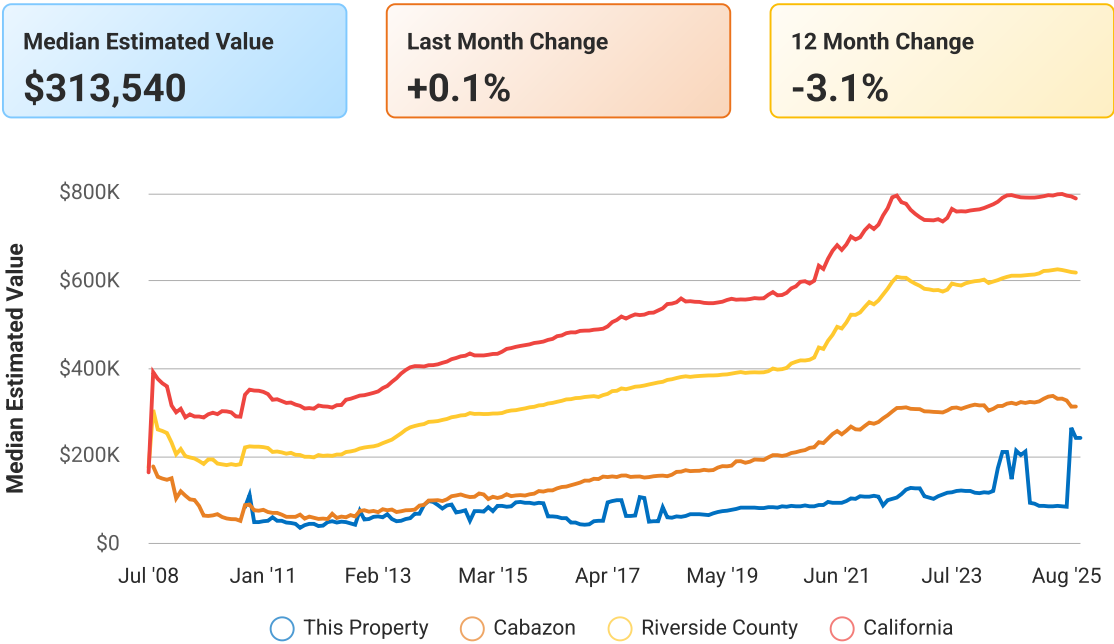
## October 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# October 2025 Active Listings

Cabazon, CA 92230

Single Family + Condo/Townhouse/Apt.

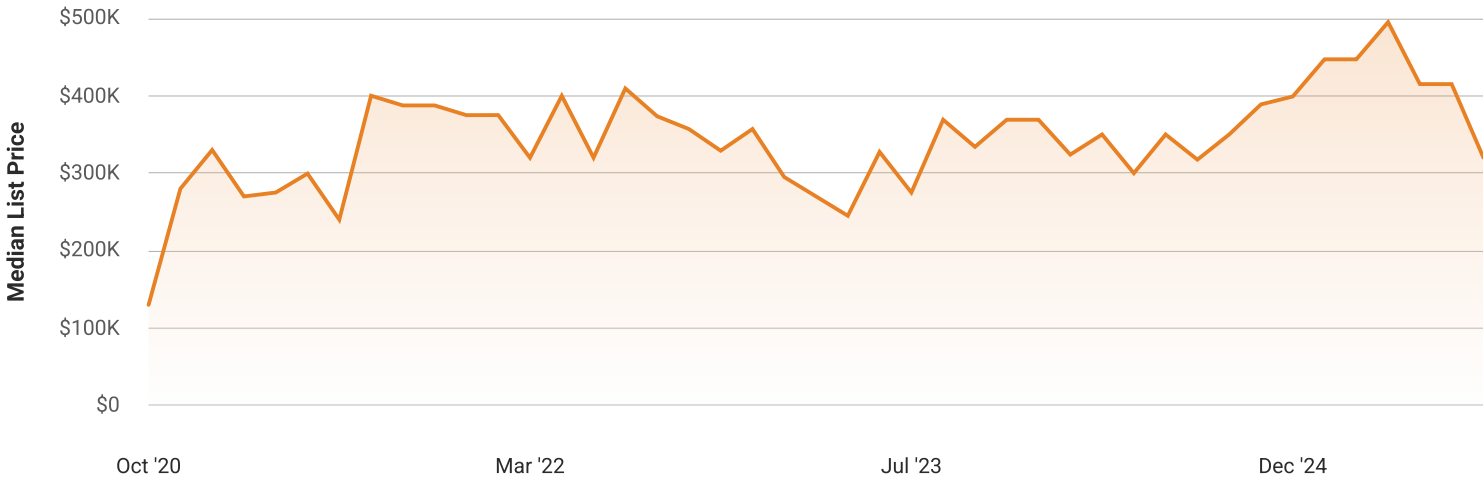
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$320,000

Month over Month



# October 2025 Sold Listings

Cabazon, CA 92230

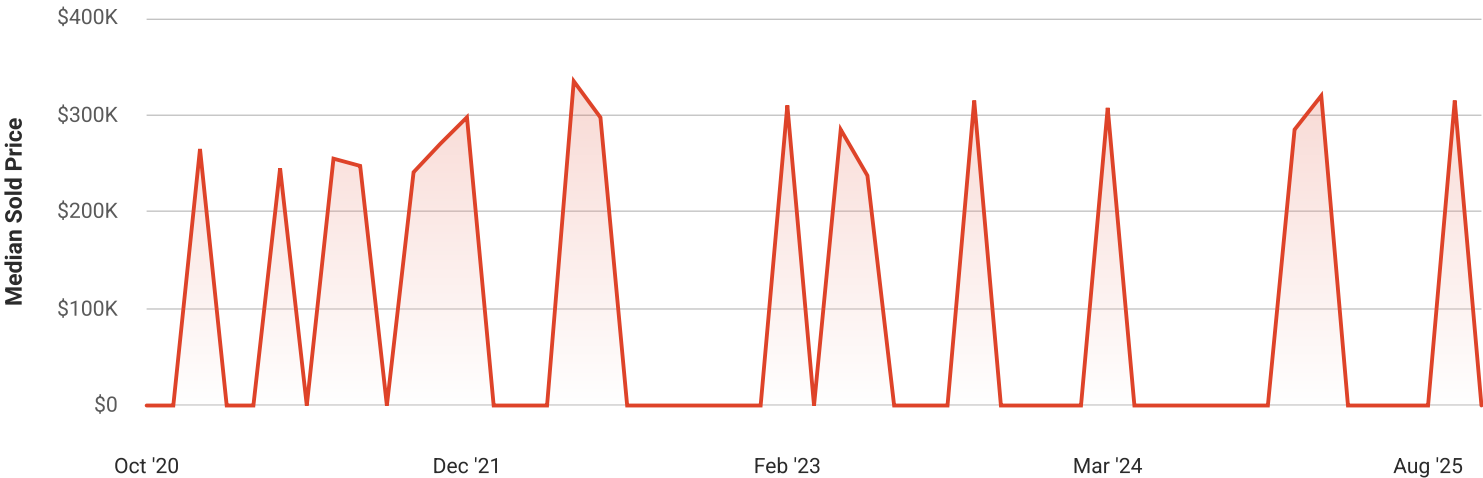
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources  
Update Frequency: Monthly

Median Sold Price - -

Month over Month

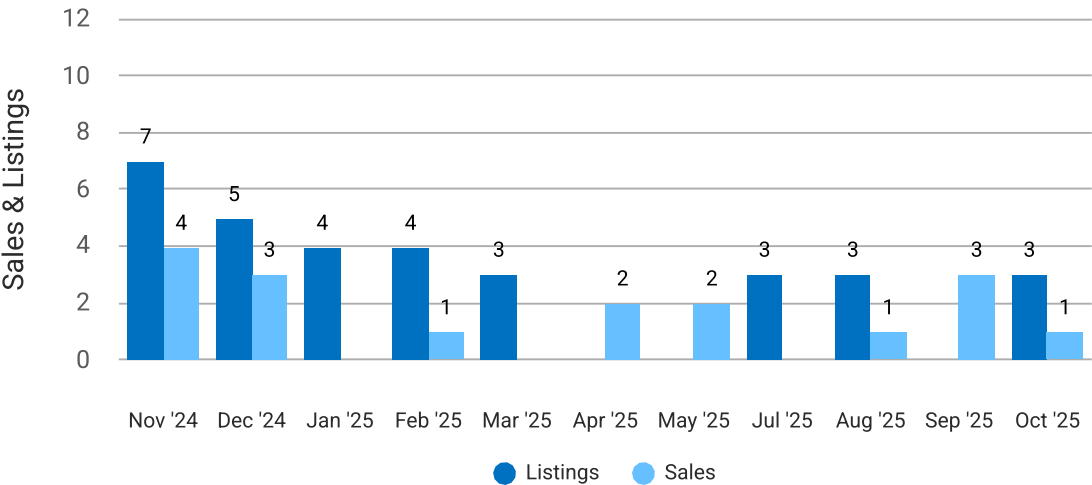


## Total Sales and Active Listings in Cabazon, CA 92230

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed  
Update Frequency: Monthly



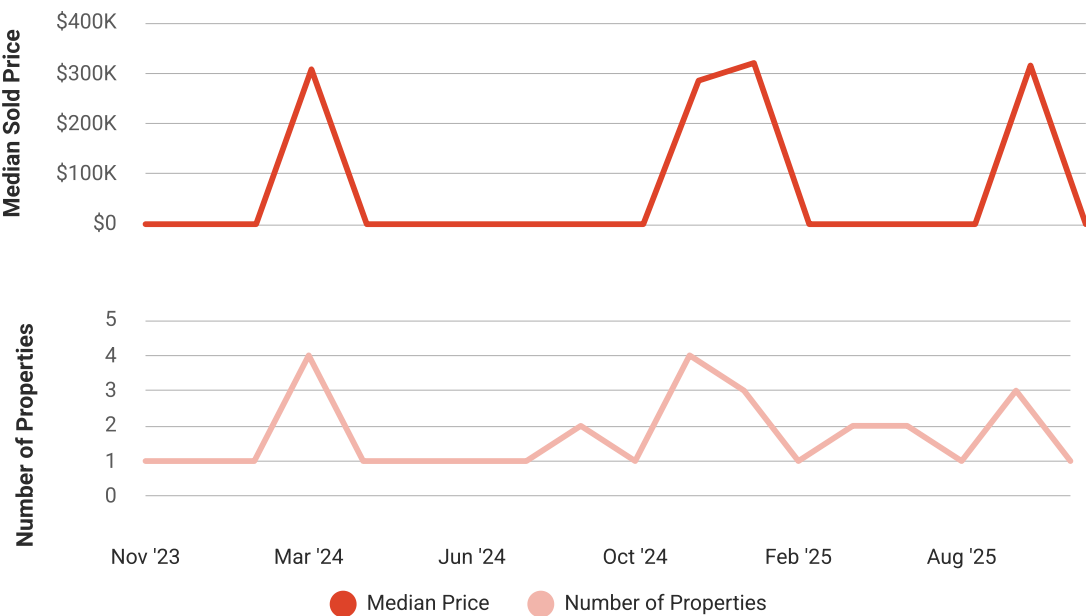
# Median Sold Price vs Sold Listings in Cabazon, CA 92230

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



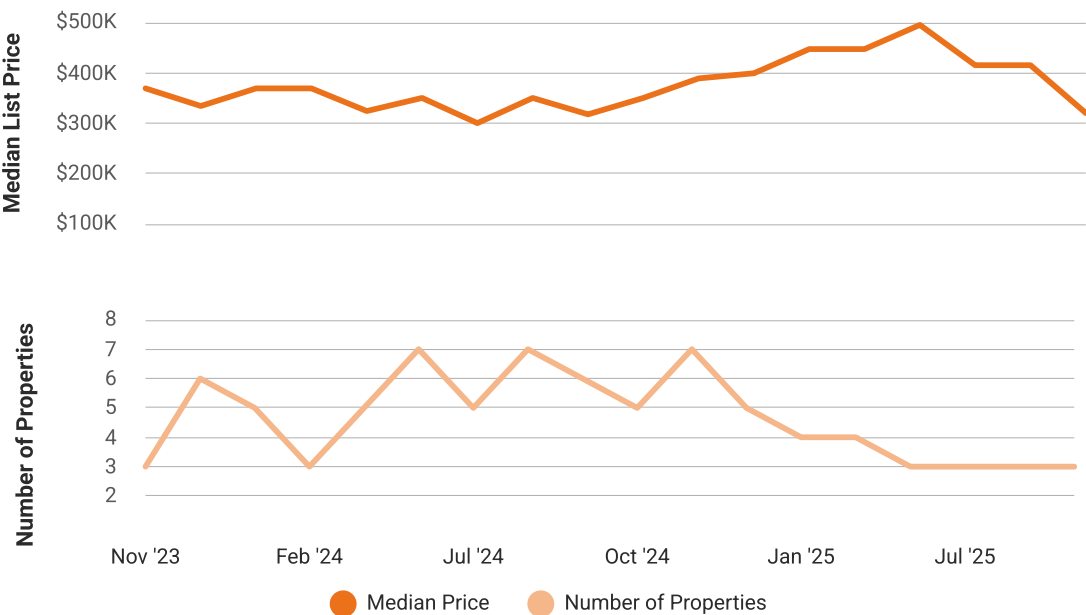
# Median List Price vs Active Listings in Cabazon, CA 92230

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





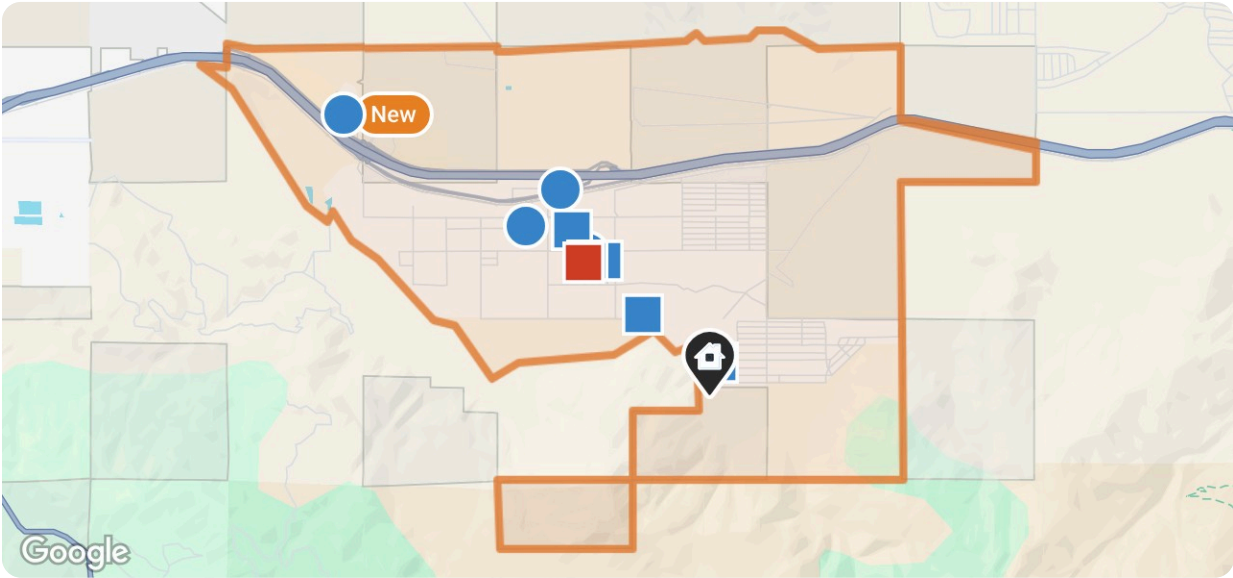
# Market Activity

## Market Activity Filters

Sort Order: Recently updated  
Maximum Properties Per Change Type: 8  
Change Types: New Listings, Pending, Closed, Distressed, Expired  
Property Types: Single Family, Condo/Townhouse/Apt  
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

## Summary

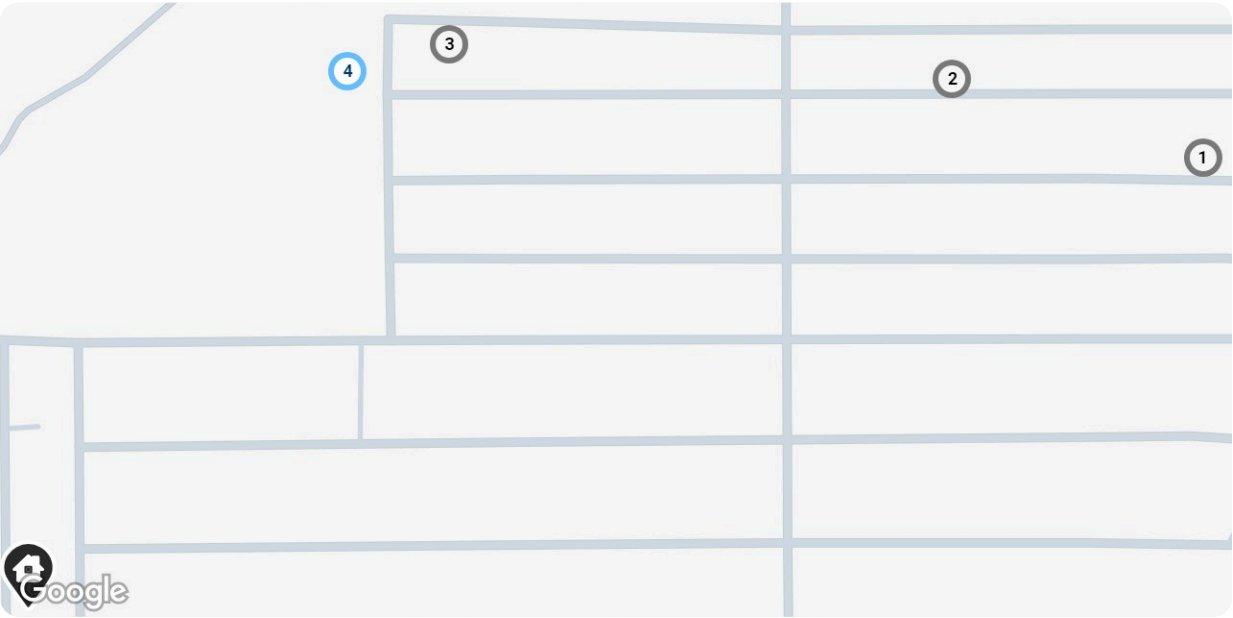
For Sale Activity in the Last 3 Months






	New	Closed	Distressed
Number of Properties	4	6	1
Lowest Listing Price / Est.Value	\$210,000	\$215,000	\$222,000
Median Listing Price / Est.Value	\$330,000	\$317,500	\$222,000
Highest Listing Price / Est.Value	\$388,000	\$350,000	\$222,000
Median Living Area (sqft)	1,200	1,473	1,407
Median Price / sqft	\$269	\$209	\$158
Average Days in RPR	24	46	–
Median Days in RPR	24	7	–
Median Age	68	27	44
Source	Listings	Public Records & Listings	Public Records & Listings












# CMA

## Comp Property Summary











- Legend**
-  Subject Property
  -  Active For Sale
  -  Pending

Comp Property Adjustments

				
Address	15246 Plum St Cabazon, CA 92230	52216 Date Ave Cabazon, CA 92230	52076 Maxine Ave Cabazon, CA 92230	51811 Adele Ave Cabazon, CA 92230
Status	 Subject Property	1  Active Under Contract	2  Active Under Contract	3  Active Under Contract
MLS ID	IG25224248	IV25248623	IV25168634	IV25163302
Proximity		0.68 Mi. E	0.57 Mi. NE	0.37 Mi. NE
Value	\$249,000	\$339,900	–	\$175,000
Date	9/24/2025 List Date	10/28/2025 List Date	7/27/2025 List Date	7/20/2025 List Date
Days in RPR	60	33	126	133
Price per Sq Ft	\$200	\$253	–	\$159
Comp Rating	Adjustments affect subject property			
Adjusted Result Adjusted \$/sqft				
Bedrooms	2	3	3	3
Total Baths	2	2	2	2
Partial Baths	2	–	–	1
Living Area	1,248	1,344	1,344	1,100
Building Area	1,248	1,344	1,344	1,100
Lot Size	8,712 sq ft	5,227 sq ft	4,356 sq ft	5,227 sq ft
Year Built	1979	2005	2005	1973
Property Type	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Manufactured On Land	Manufactured On Land	Manufactured On Land	Manufactured On Land

 Highlighted fields were changed by agent to reflect knowledge of this property.






Comp Property Adjustments

				
Address	15246 Plum St Cabazon, CA 92230	52216 Date Ave Cabazon, CA 92230	52076 Maxine Ave Cabazon, CA 92230	51811 Adele Ave Cabazon, CA 92230
Status	 Subject Property	1  Active Under Contract	2  Active Under Contract	3  Active Under Contract
Listing Broker	<i>Listing Courtesy of REALTY MASTERS &amp; ASSOCIATES</i>	<i>Listing Courtesy of KELLER WILLIAMS RIVERSIDE CENT</i>	<i>Listing Courtesy of SOUTHLAND HOMES</i>	<i>Listing Courtesy of KELLER WILLIAMS RIVERSIDE CENT</i>
Description	Location, location, location, you may have found a hidden gem in southern california with potential for the person who may be looking to be off the grid without being off the grid!? if you are interested in desert seclusion, however, you still want to be on a paved street, with utilities, and want to be away from...	Welcome to cabazon! this newer 3-bedroom, 2-bath manufactured home is on a permanent foundation and ready for you to move right in. As you enter, youll notice the abundance of natural light and the spacious feel created by vaulted ceilings. The open family room flows into a bright kitchen with ample...	Best value buy in the neighborhood! discover this well-kept 3-bedroom, 2-bath home in the peaceful community of cabazon. The functional split floorplan offers added privacy with the primary bedroom on its own wing. Enjoy laminate flooring throughout most of the home, a decorative...	Location, location... Looking for affordable living? check out this newly remodeled 3-bed, 2-bath mobile home with bonus room & mountain views in cabazon. This 3-bedroom, 2-bathroom home includes a flexible bonus roomperfect for a home office or hobby space. The updated kitchen features...

 Highlighted fields were changed by agent to reflect knowledge of this property.







Comp Property Adjustments

		
Address	15246 Plum St Cabazon, CA 92230	15035 Sunrise Ave Cabazon, CA 92230
Status	 Subject Property	4  Active
MLS ID	IG25224248	25597623
Proximity		0.32 Mi. NE
Value	\$249,000	\$325,000
Date	9/24/2025 List Date	9/25/2025 List Date
Days in RPR	60	66
Price per Sq Ft	\$200	\$226
Comp Rating	Adjustments affect subject property	
Adjusted Result Adjusted \$/sqft		
Bedrooms	2	2
Total Baths	2	2
Partial Baths	2	1
Living Area	1,248	1,440
Building Area	1,248	1,440
Lot Size	8,712 sq ft	0.33 acres
Year Built	1979	1977
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Manufactured On Land	Residential

 Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments

		
Address	15246 Plum St Cabazon, CA 92230	15035 Sunrise Ave Cabazon, CA 92230
Status	 Subject Property	4  Active
Listing Broker	<i>Listing Courtesy of REALTY MASTERS &amp; ASSOCIATES</i>	<i>Listing Courtesy of Sundance Realty</i>
Description	Location, location, location, you may have found a hidden gem in southern california with potential for the person who may be looking to be off the grid without being off the grid!? if you are interested in desert seclusion, however, you still want to be on a paved street, with utilities, and want to be away from...	This move in ready mobile home has breathtaking panoramic views from every window. The home is 1,440 sq ft and sits on a large 14,375 sq ft lot. Upon entering the home you will be captivated by the beautiful custom chef kitchen, featuring a spacious breakfast counter, stainless steel appliances...

 Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy

CMA Value

\$265,408

CMA Range

\$198.4K

\$315.7K

Last Edited 11/30/2025    Price per Sq Ft \$213

Pricing Strategy

CMA Summary

This section compares the prices of 4 agent-selected properties near the subject property.

Average of Comps	\$265,408
Adjustments	—
Result of CMA Analysis	\$265,408 (or \$213 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$242,000
Changes Based on Home Facts	—
Home Improvement Adjustments	—
Needed Improvement Adjustments	—
Market Condition Adjustments	—
Estimate + Adjustments	\$242,000 (or \$194 per sq ft)

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