

31152 Twilight Vista Dr, Menifee, CA 92584-8203, Riverside County



4	2,357	8,712	\$332,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
3	2003	SFR	08/14/2015
MLS Baths	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Quirk Mathew E	Tax Billing City & State:	Menifee, CA
Owner Name 2:	Quirk Myra L	Tax Billing Zip:	92584
Mail Owner Name:	Mathew E & Myra L Quirk	Tax Billing Zip+4:	8203
Tax Billing Address:	31152 Twilight Vista Dr	Owner Occupied:	Yes

Location Information

Zip Code:	92584	School District:	Perris Un
Carrier Route:	R027	Comm College District Code:	Mt Jacinto
Zoning:	R-1	Census Tract:	427.39
Tract Number:	26798		

Tax Information

APN :	372-263-006	Tax Area:	026127
Alternate APN:	372-263-006	Lot:	40
% Improved:	76%	Water Tax Dist:	Eastern Imp
Legal Description:	.20 ACRES M/L IN LOT 40 MB 328/001 TR 26798		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$345,412	\$338,640	\$332,000
Assessed Value - Land	\$83,232	\$81,600	\$80,000
Assessed Value - Improved	\$262,180	\$257,040	\$252,000
YOY Assessed Change (\$)	\$6,772	\$6,640	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$6,384		
2017	\$6,514	\$131	2.05%
2018	\$6,593	\$79	1.21%

Special Assessment	Tax Amount
Cfd 92-1 Perris Union Hs	\$298.58
Cfd 2002-3 Menifee Usd	\$1,792.18
Menifee Csa 84	\$50.78
V-Wide Regional Fac.lmd 88-1	\$5.54
V-Wide Lmd Menifee South Park	\$323.70
Csa 152 Npdes	\$45.02
Fld Cntl Stormwater/Cleanwater	\$3.76
Mwd Standby East	\$6.94
Emwd Stdbby-Combined Charge	\$25.00
Total Of Special Assessments	\$2,551.50

Characteristics

County Land Use:	Single Fam Resid	Water:	Type Unknown
Universal Land Use:	SFR	Sewer:	Type Unknown

Courtesy of Jessica Christopher, SRC Realty, 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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Lot Acres: **0.2**
 Lot Area: **8,712**
 Building Sq Ft: **2,357**
 Gross Area: **3,045**
 Stories: **2**
 Bedrooms: **4**
 Total Baths: **3**
 MLS Total Baths: **3**
 Full Baths: **3**
 Fireplaces: **1**
 Quality: **Average**

Heat Type: **Central**
 Cooling Type: **Central**
 Garage Type: **Attached Garage**
 Garage Sq Ft: **688**
 Parking Type: **Attached Garage**
 Parking Spaces: **MLS: 3**
 Roof Material: **Tile**
 Construction Type: **Frame**
 Year Built: **2003**
 Other Impvs: **Yes**
 # of Buildings: **1**

Estimated Value

RealAVM™ (1): **\$418,000** Confidence Score (2): **67**
 RealAVM™ Range: **\$346,940 - \$489,060** Forecast Standard Deviation (3): **17**
 Value As Of: **07/09/2019**

(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: **SW15037370** MLS Original List Price: **\$342,000**
 MLS Status: **Closed** Closing Date: **08/14/2015**
 MLS Area: **SRCAR - SOUTHWEST RIVERSIDE COUNTY** MLS Sale Price: **\$332,000**
 MLS Status Change Date: **08/18/2015** MLS Listing Agent: **Tscotran-Randy Scott**
 MLS Current List Price: **\$336,000** MLS Listing Broker: **RE/MAX DIAMOND REALTY**

MLS Listing #	Sw15037370	T11091773	T11091773	T10119054	T10119054
MLS Status	Sold	Closed	Sold	Expired	Expired
MLS Listing Date	02/18/2015	07/15/2011	07/15/2011	11/08/2010	11/08/2010
MLS Listing Price	\$336,000	\$209,900	\$209,900	\$212,000	\$212,000
MLS Orig Listing Price	\$342,000	\$224,900	\$224,900	\$220,000	\$220,000
MLS Close Date	08/14/2015	11/09/2011	11/09/2011		
MLS Listing Close Price	\$332,000	\$221,000	\$221,000		\$0
MLS Listing Cancellation Date		09/23/2011		07/11/2011	

Last Market Sale & Sales History

Recording Date: **08/14/2015** Sale Type: **Full**
 Sale Date: **Tax: 07/31/2015 MLS: 08/14/2015** Deed Type: **Grant Deed**
 Sale Price: **\$332,000** Owner Name: **Quirk Mathew E**
 Price Per Square Feet: **\$140.86** Owner Name 2: **Quirk Myra L**
 Document Number: **363797** Seller: **Roman Geraldine**

Recording Date	08/14/2015	11/07/2011	07/18/2011	01/07/2004
Sale Date	07/31/2015	09/25/2011	07/07/2011	11/26/2003
Sale Price	\$332,000	\$221,000	\$176,000	\$304,500
Buyer Name	Quirk Mathew E & Myra L	Roman Geraldine	Southern Ca Investors Inc	Ricanor Claudine T
Seller Name	Roman Geraldine	Southern Ca Investors Inc	Recontrust Co Na	Sr Of Mv Menifee LLC
Document Number	363797	495883	314161	9329
Document Type	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed

Mortgage History

Mortgage Date	03/12/2018	08/14/2015	11/07/2011	04/09/2007	04/09/2007
Mortgage Amount	\$332,353	\$342,956	\$146,000	\$46,000	\$368,000

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Mortgage Lender	Lakeview Ln Servicing LLC	Pmac Lndg Svcs Inc	Pacific Mercantile Bk	Security Nat'l Mtg Co	Security Nat'l Mtg Co
Mortgage Code	Va	Va	Conventional	Conventional	Conventional
Mortgage Date	10/27/2005	08/19/2004	01/07/2004		
Mortgage Amount	\$360,000	\$296,500	\$243,200		
Mortgage Lender	Accubanc Mtg	Downey S&L Assn Fa	Oakmont Mtg Co Inc		
Mortgage Code	Conventional	Conventional	Conventional		

Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		02/25/2011
Foreclosure Filing Date	06/09/2011	02/25/2011
Recording Date	06/13/2011	03/02/2011
Document Number	259928	94421
Default Amount		\$9,801
Final Judgment Amount	\$390,444	
Original Doc Date	04/09/2007	04/09/2007
Original Document Number	238216	238216

Property Map



*Lot Dimensions are Estimated

