


**40880 De Portola Rd, Temecula, CA 92592-8905, Riverside County**

APN: 941-090-006 CLIP: 3839820463

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>MLS Sale Price</b>	<b>MLS Sale Date</b>
	<b>4</b>	<b>4</b>	<b>N/A</b>	<b>\$500,000</b>	<b>04/03/2013</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>11,860</b>	<b>650,786</b>	<b>2016</b>	<b>AGR-NEC</b>	

OWNER INFORMATION			
Owner Name	ShIPLEY Logan J Living Trust	Tax Billing Zip	92592
Mail Owner Name	ShIPLEY Logan J Living Trust	Tax Billing Zip+4	8905
Tax Billing Address	40880 De Portola Rd	Owner Occupied	Yes
Tax Billing City & State	Temecula, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$900,009	School District	TEMECULA VALLEY UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	70 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	42 / 100	Walkable Score	1 / 100
Total Incidents (1 yr)	73	Q1 Home Price Forecast	\$914,115
Standardized Test Rank	73 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	92592	Comm College District Code	Mt Jacinto
Carrier Route	R060	Census Tract	432.92
Zoning	C/V	Within 250 Feet of Multiple Flood Zone	No
School District	Temecula Vly		

TAX INFORMATION			
APN	941-090-006	Tax Area	094319
Alternate APN	941-090-006	Lot	3
% Improved	64%	Water Tax Dist	Rancho Calif Div Ran
Legal Description	14.94 ACRES IN PAR 3 PM 198/072 PM 28763		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$1,921,371	\$657,745	\$644,849
Assessed Value - Land	\$687,967	\$657,745	\$644,849
Assessed Value - Improved	\$1,233,404		
YOY Assessed Change (\$)	\$1,263,626	\$12,896	
YOY Assessed Change (%)	192.11%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$8,972		
2023	\$9,145	\$173	1.93%
2024	\$22,161	\$13,016	142.32%
Special Assessment		Tax Amount	
Rancho Water Rancho Division		\$2,063.90	
Csa 149 Rd Maint		\$200.00	
Mwd Standby East		\$103.68	
Emwd Stdbby-Combined Charge		\$23.90	
Total Of Special Assessments		\$2,391.48	

CHARACTERISTICS			
County Land Use	Agricultural Land With SFR	Water	None
Universal Land Use	Tax: Agricultural (NEC) MLS: Agricultural Land	Sewer	None
Lot Acres	14.94	Heat Type	None
Lot Area	650,786	Cooling Type	None
Building Sq Ft	11,860	Garage Type	Attached Garage
Gross Area	11,860	Garage Sq Ft	4,135
Stories	1	Parking Type	Attached Garage

Bedrooms	4
Total Baths	4
Full Baths	4

Year Built	2016
Effective Year Built	2016
# of Buildings	1

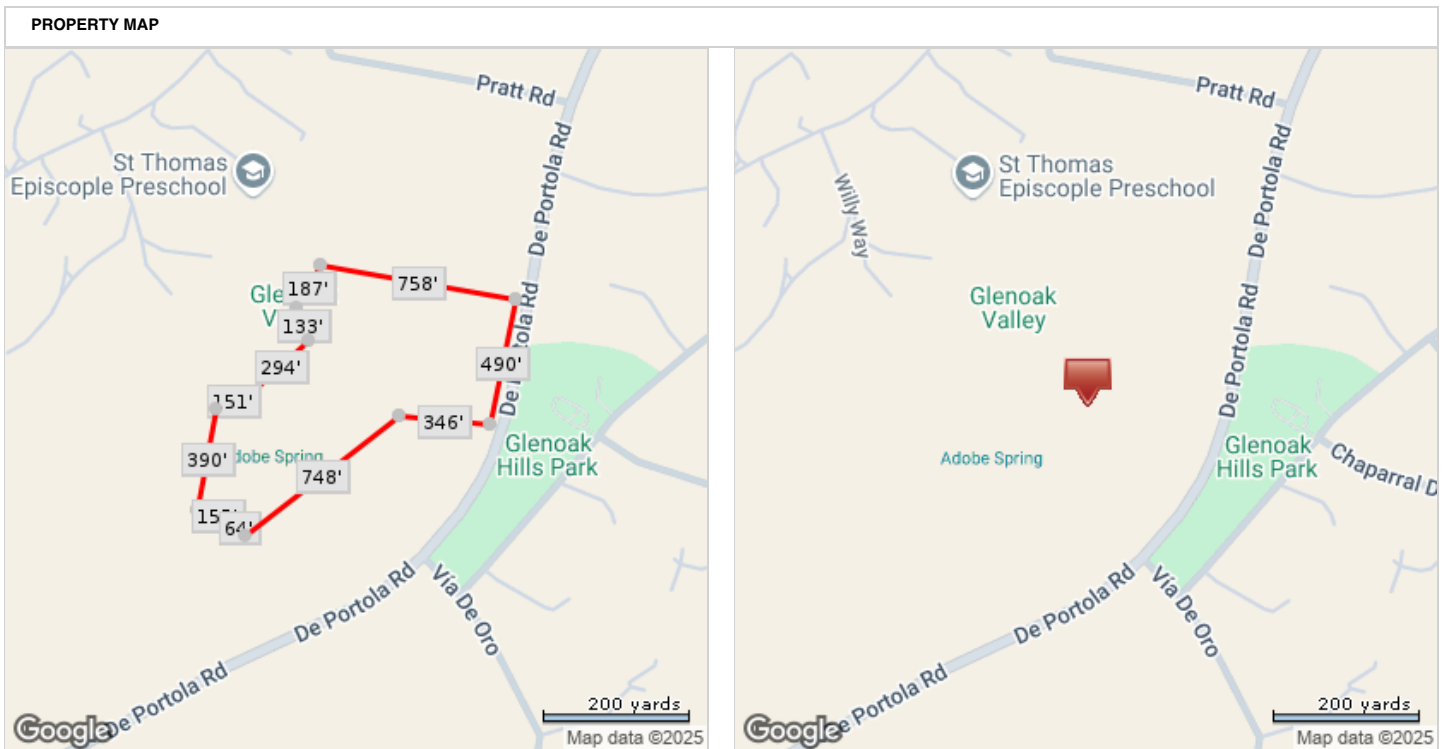
<b>SELL SCORE</b>	
Value As Of	2025-02-23 04:32:30

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">T12110380</a>	MLS Original List Price	\$1,000,000
MLS Status	Closed	Closing Date	04/03/2013
MLS Source	CRM	MLS Sale Price	\$500,000
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Agent	Tsantdav-David Santistevan
MLS Status Change Date	04/19/2013	MLS Listing Broker	DAVID R SANTISTEVAN, BROKER
MLS Current List Price	\$799,000		

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	04/03/2013	Sale Type	Full
Sale Date	Tax: 03/28/2013 MLS: 04/03/2013	Deed Type	Grant Deed
Sale Price	\$425,000	Owner Name	Shipley Logan J Living Trust
Price Per Square Feet	\$35.83	Seller	De La Garza Family Trust
Document Number	<a href="#">159503</a>		

Recording Date	09/10/2024	08/22/2024	01/05/2023	03/04/2016	04/03/2013
Sale Date	08/19/2024	08/15/2024	11/02/2022	02/15/2016	03/28/2013
Sale Price					\$425,000
Nominal	Y	Y	Y	Y	
Buyer Name	Liu Alice F	Shipley Logan J Living Trust	Liu Hong & Alice F	Liu Hong & Alice F	Liu Hong & Alice F
Seller Name	Liu Hong	Shipley L J Living Trust	Liu Hong & Alice F	Liu Hong & Alice F	De La Garza Family Trust
Document Number	273039	253159	3560	87341	159503
Document Type	Affidavit	Grant Deed	Grant Deed	Grant Deed	Grant Deed

<b>MORTGAGE HISTORY</b>			
Mortgage Date	11/15/2024	08/22/2024	04/03/2013
Mortgage Amount	\$250,000	\$300,000	\$225,000
Mortgage Lender	Private Individual	Private Individual	Private Individual
Mortgage Code	Private Party Lender	Private Party Lender	Private Party Lender



\*Lot Dimensions are Estimated