



MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
5	3	N/A	\$4,500	03/22/2024
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
2,089	N/A	1999	CONDO	

OWNER INFORMATION			
Owner Name	Zhang Dengfeng	Tax Billing Zip	92881
Owner Name 2	Gao Xiaofen	Tax Billing Zip+4	0981
Mail Owner Name	Dengfeng Zhang	Owner Vesting	
Tax Billing Address	1284 Longport Way	Owner Occupied	Yes
Tax Billing City & State	Corona, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$868,416	School District	CORONA-NORCO UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	90 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	54 / 100	Walkable Score	63 / 100
Total Incidents (1 yr)	74	Q1 Home Price Forecast	\$876,524
Standardized Test Rank	68 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	92881	TGNO	
Carrier Route	R047	Census Tract	479.01
Zoning		Topography	
Tract Number	28389	Township Range Sect	
School District	Corona Norco	Neighborhood Code	
Comm College District Code	Riverside City	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

TAX INFORMATION			
APN	108-511-047	Tax Appraisal Area	
Alternate APN	108-511-047	Lot	3
Exemption(s)		Block	
% Improved	70%	Water Tax Dist	Western
Tax Area	004080	Fire Dept Tax Dist	
Legal Description	UNIT 0 CM 108/020 INT IN COM LOT 3 TR 28389 MB 278/080		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$882,299	\$309,453	\$303,386
Assessed Value - Land	\$264,692	\$82,857	\$81,233
Assessed Value - Improved	\$617,607	\$226,596	\$222,153
YOY Assessed Change (\$)	\$572,846	\$6,067	
YOY Assessed Change (%)	185.12%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,476		
2023	\$3,543	\$66	1.9%
2024	\$3,594	\$52	1.45%
Special Assessment	Tax Amount		
Fld Cntl Stormwater/Cleanwater	\$2.46		
Csa 152-Corona Stormwater	\$10.00		
Corona Lmd 84-1	\$17.48		
Cfd 97-1 Lds Corona	\$186.94		

Nw Mosquito & Vector Cont Dist	\$12.86
Mwd Standby West	\$9.22
Total Of Special Assessments	\$238.96

CHARACTERISTICS			
County Land Use	Condo Or PUD With Private Entr	Cooling Type	Central
Universal Land Use	Condominium	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	426
Lot Acres		Parking Type	Attached Garage
Lot Area		Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	2,089	Roof Frame	
Gross Area	2,515	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	Tax: 3 MLS: 5	Foundation	
Total Baths	3	Pool	
MLS Total Baths	3	Year Built	1999
Full Baths	3	Effective Year Built	2000
Half Baths		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			

ESTIMATED VALUE			
RealAVM™	\$856,400	Confidence Score	93
RealAVM™ Range	\$797,300 - \$915,500	Forecast Standard Deviation	7
Value As Of	10/06/2025		

(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	3814	Cap Rate	3.3%
Estimated Value High	4146	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	3482		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	TR25228985	MLS Original List Price	\$4,500
MLS Status	Active	Pending Date	
MLS Source	CRM	Closing Date	
MLS Area	248 - CORONA	MLS Sale Price	
MLS Status Change Date	09/30/2025	MLS Listing Agent	Trzhanqia-Qiang Zhang
MLS Current List Price	\$4,500	MLS Listing Broker	HARVEST REALTY DEVELOPMEN T

MLS Listing #	Ig24037227
MLS Status	Closed
MLS Listing Date	02/08/2024

MLS Listing Price	\$850,000
MLS Orig Listing Price	\$850,000
MLS Close Date	04/29/2024
MLS Listing Close Price	\$865,000
MLS Listing Cancellation Date	
MLS Source History	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/29/2024	Sale Type	Full
Sale Date	03/22/2024	Deed Type	Grant Deed
Sale Price	\$865,000	Owner Name	Zhang Dengfeng
Price Per Square Feet	\$414.07	Owner Name 2	Gao Xiaofen
Multi/Split Sale		Seller	Ramirez Fabian & Adriana
Document Number	123721		

Recording Date	04/29/2024	09/07/2006	09/21/2001	09/30/1999
Sale Date	03/22/2024	08/29/2006	07/24/2001	05/26/1999
Sale Price	\$865,000			\$204,500
Nominal		Y	Y	
Buyer Name	Zhang Dengfeng	Ramirez Fabian & Adriana	Ramirez Adriana	Ramirez Fabian & Adriana
Seller Name	Ramirez Fabian & Adriana	Ramirez Fabian & Adriana	Ramirez Fabian	Richmond American Hms & Ca Inc
Document Number	123721	662446	459608	435260
Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	01/25/2022	08/06/2014	09/07/2006	09/01/2004	08/21/2003
Mortgage Amount	\$467,000	\$19,930	\$410,000	\$100,000	\$288,000
Mortgage Lender	United Wholesale Mtg	Calhfa Mtg Assistance Corp	Sierra Pacific Mtg Co	Deepgreen Bk	Cuna Mtg
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/19/2002	09/21/2001	06/02/2000
Mortgage Amount	\$235,000	\$229,000	\$67,000
Mortgage Lender	Meridian Rlty	First Union Mtg Corp	Wj Cap Corp
Mortgage Code	Conventional	Conventional	Conventional

PROPERTY MAP

\*Lot Dimensions are Estimated