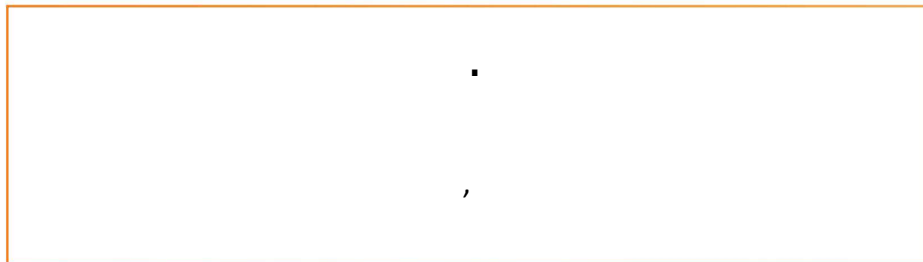


Compliments of



Property Profile

**1347 VERANO DR
PALM SPRINGS, CA 92264
APN : 508-460-034**



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Property Information

Primary Owner : HENDRICKS, JOHN MILTON
Secondary Owner : FUSCO, DAVID WILLIAM
Site Address : 1347 VERANO DR
PALM SPRINGS, CA 92264-8449
Mailing Address : 29 GORHAM ST
SAN FRANCISCO, CA 94112-1454

Assessor Parcel Number : 508-460-034
CountyName : Riverside
Tax Account ID : 508460034
Phone : N/A
Census Tract : 0448.05
Housing Tract Number : 4034
Lot Number : 22
Page Grid : 786-F4
Legal Description : Lot: 22 ; Tract No: 4034 ; Abbreviated Description: LOT:22
CITY:PALM SPRINGS TR#:4034 POR LOTS 36, 37 & 38 AND LOT 22
MB 064/085 TR 4034 FOR TOTAL DESCRIPTION SEE ASSESSORS
MAPS ; City/Muni/Twp: PALM SPRINGS

Property Characteristics

Bedrooms : 3	Year Built : 1970	Square Feet : 2376
Bathrooms : 2.75	Garage : A	Lot size : 4356 SF
Partial Bath : 0	Fireplace : 1	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Condominium (Residential)
Zoning : N/A		

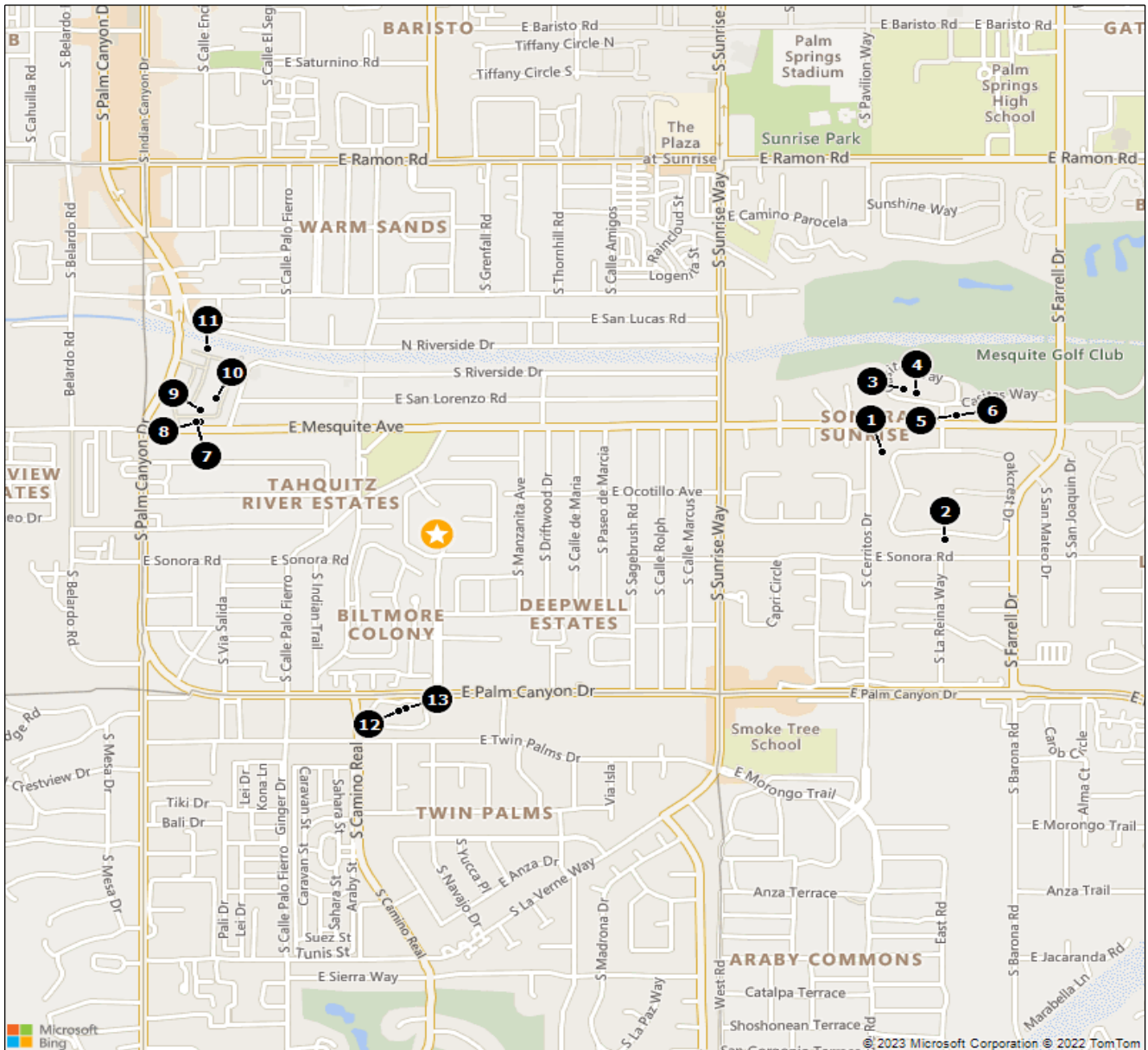
Sale/Loan Information

Transfer Date : 01/14/2022	Document # : 2022-0024191
Transfer Value : \$790,000	Cost/Sq Feet : \$ 332
First Loan Amt : \$340,000	Lender : GUARANTEED RATE INC

Assessment/Tax Information

Assessed Value : \$662,800	Tax Amount : \$8,820.22
Land Value : \$165,695	Tax Status : Current
Improvement Value : \$497,105	Tax Rate Area : 11-003
Percent Improvement : 75 %	Homeowner Exemption : N

**1347 VERANO DR
PALM SPRINGS, CA 92264-8449**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 1029 W Oakcrest Dr	10/28/2022	\$875,000	1944	3/2	1973	2871
2. 2323 Oakcrest Dr	04/27/2022	\$965,000	1944	3/2	1974	3013
3. 2190 Casitas Way	07/14/2022	\$800,000	2104	2/2	1978	3920
4. 2202 Casitas Way	05/11/2022	\$750,000	2104	2/2	1978	3920
5. 2247 Casitas Way	08/09/2022	\$831,000	2104	2/2	1978	3920
6. 2247 Casitas Way	12/16/2022	\$845,000	2104	2/2	1978	3920
7. 234 E Mesquite Ave	11/28/2022	\$965,000	2202	2/2	2021	0
8. 272 E Mesquite Ave	05/09/2022	\$925,000	1918	2/4	2021	0
9. 274 Mayfair Way	04/14/2022	\$993,000	2237	2/2	2021	0
10. 953 Bel Air Dr	02/06/2023	\$1,050,000	2554	2/4	2021	0

Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
11. 258 Huddle Springs Dr	06/17/2022	\$992,500	1960	2/4	2021	0
12. 913 Oceo Cir N	02/25/2022	\$937,500	1930	2/3	2013	1088
13. 935 Oceo Cir N	04/20/2022	\$995,000	1930	2/3	2015	1058



Criteria Selected:

Searched by Radius: 1 miles
 Minimum Area: 1,900 SqFt. Maximum Area: 2,851 SqFt.
 Maximum Bathrooms: 4 Minimum Bathrooms: 2
 Maximum Bedrooms: 4 Minimum Bedrooms: 2
 Pool: All
 Land Use: Same as Subject
 Date Range: 02/28/2022 to 02/23/2023

Area Sales Analysis

	Low	Median	High
Bedrooms:	2	2	3
Baths:	2	2	4
Lot Size:	0	1,088	3,920
Living Area (SqFt):	1,918	2,104	2,554
Sale Price:	\$750,000	\$937,500	\$1,050,000
Year Built:	1973	2013	2021
Age:	2	10	50

Subject Property

Sale Date: 01/14/2022 **Year Built:** 1970 **Price:** \$790,000 **Pool:** N
Lot Size: 4,356 SF **Square Feet:** 2,376 **\$/SF:** \$332 **BR/Bth:** 3/2.75

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	1029 W OAKCREST DR PALM SPRINGS, CA 92264	10/28/2022	\$875,000	\$0	\$450	1,944	3/2	1973	2,871 SF	N/A
Owner: JAMES T DURHAN, JAMES T DURHAN		Seller: FLORINIA R SWAIN, SWAIN FAMILY TRUST								
APN: 502-451-042		Document #: 2022-0447033								
Legal: Lot:1&D Subdivision:TRACT NO 4568 1 Legal Unit:42 Map Ref:MB 74 PG 77&78City/Muni/Twp:PALM										
Land Use: Condominium (Residential)		Located approximately 0.79 miles from subject property.								
2	2323 OAKCREST DR PALM SPRINGS, CA 92264	04/27/2022	\$965,000	\$0	\$496	1,944	3/2	1974	3,013 SF	N/A
Owner: RAYMOND E BEAN JR, NANCY J BEAN		Seller: MANADA REALTY LLC								
APN: 502-452-039		Document #: 2022-0197627								
Legal: Lot:1 Subdivision:TRACT NO 4568 Legal Unit:101 Map Ref:MB 76 PG 17&18City/Muni/Twp:PALM SPRINGS										
Land Use: Condominium (Residential)		Located approximately 0.88 miles from subject property.								
3	2190 CASITAS WAY PALM SPRINGS, CA 92264	07/14/2022	\$800,000	\$640,000	\$380	2,104	2/2	1978	3,920 SF	N/A
Owner: BRIAN SCHIMPF, CYNTHIA SCHIMPF		Seller: DAVID JOHNSEN, SHAWN KINNIRY								
APN: 502-510-017		Document #: 2022-0313162								
Legal: Lot:17 Subdivision:TRACT NO 6070 3 Map Ref:MB 86 PG 20-23City/Muni/Twp:PALM SPRINGS										
Land Use: Condominium (Residential)		Located approximately 0.85 miles from subject property.								
4	2202 CASITAS WAY PALM SPRINGS, CA 92264	05/11/2022	\$750,000	\$0	\$356	2,104	2/2	1978	3,920 SF	N/A
Owner: JAMES M FRANCOS, DENISE L FRANCOS		Seller: WILLIAM JOHN ANDERSON, PATRICIA M								
APN: 502-510-019		Document #: 2022-0221145								
Legal: Lot:19 Subdivision:TRACT NO 10508 Map Ref:MB 96 PG 20-23City/Muni/Twp:PALM SPRINGS										
Land Use: Condominium (Residential)		Located approximately 0.87 miles from subject property.								

Comparable Sales Data

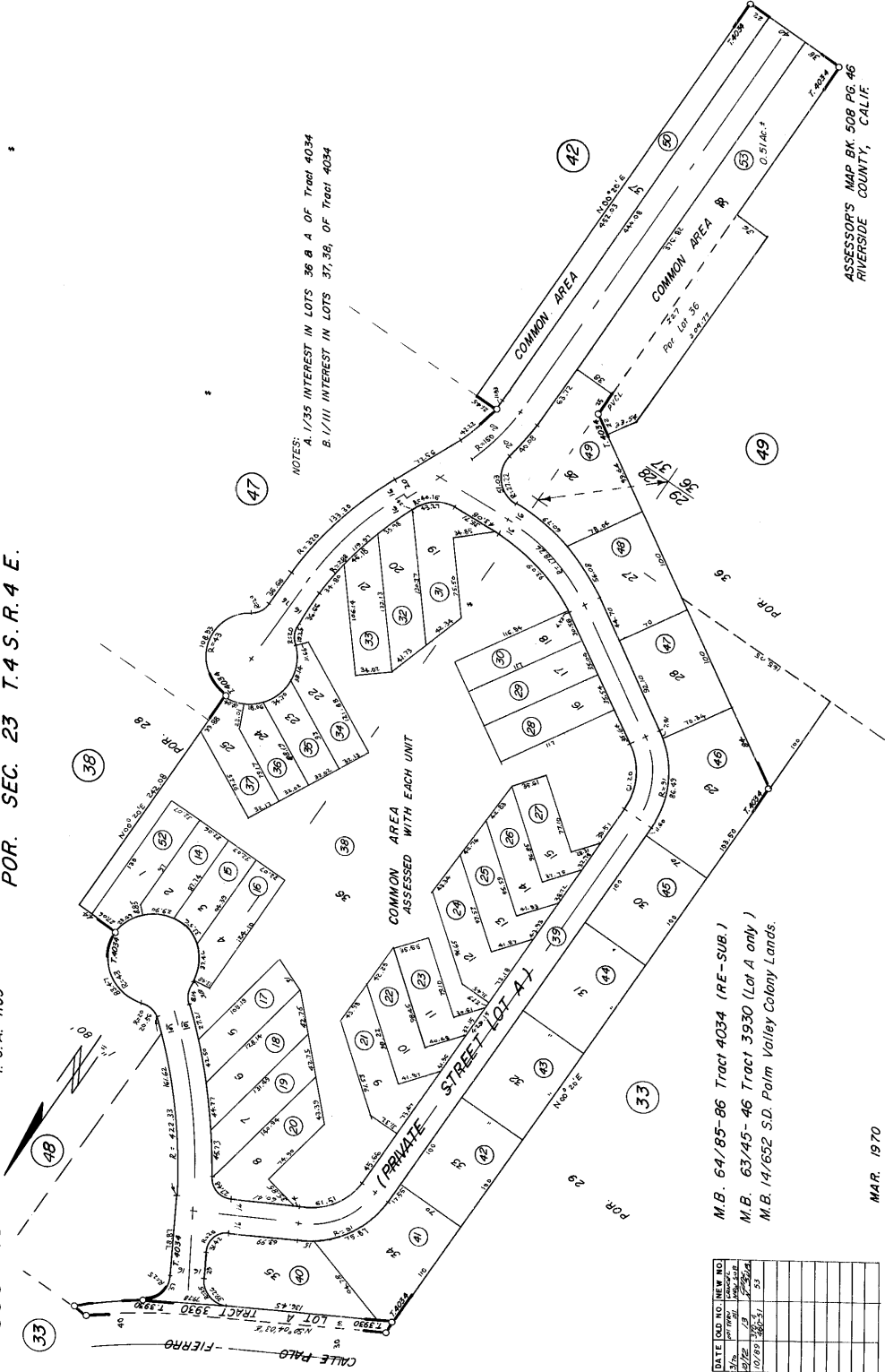
No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	2247 CASITAS WAY PALM SPRINGS, CA 92264	08/09/2022	\$831,000	\$0	\$394	2,104	2/2	1978	3,920 SF	N/A
	Owner: JAMES MICHAEL OCONNOR, MIKE POST APN: 502-520-002 Legal: Lot:24 Subdivision:TRACT NO 10508 Map Ref:MB 96 PG 20-23City/Muni/Twp:PALM SPRINGS Land Use: Condominium (Residential)									Located approximately 0.93 miles from subject property.
6	2247 CASITAS WAY PALM SPRINGS, CA 92264	12/16/2022	\$845,000	\$400,000	\$401	2,104	2/2	1978	3,920 SF	N/A
	Owner: ELVIS MARTINEZ MORALES, PABLO APN: 502-520-002 Legal: Lot:24 Subdivision:TRACT NO 10508 Map Ref:MB 96 PG 20-23City/Muni/Twp:PALM SPRINGS Land Use: Condominium (Residential)									Located approximately 0.93 miles from subject property.
7	234 E MESQUITE AVE PALM SPRINGS, CA 92264	11/28/2022	\$965,000	\$440,000	\$438	2,202	2/2	2021	0 SF	N/A
	Owner: ALEXANDER STANLEY APN: 508-631-019 Legal: Subdivision:TRACT NO 33575 Legal Unit:5 Map Ref:MB 446 PG 17-20Abbreviated Description:PORTION Land Use: Condominium (Residential)									Located approximately 0.47 miles from subject property.
8	272 E MESQUITE AVE PALM SPRINGS, CA 92264	05/09/2022	\$925,000	\$0	\$482	1,918	2/4	2021	0 SF	N/A
	Owner: ARNOLD PEREZ TOVAR, ARLEEN TOVAR APN: 508-631-021 Legal: Subdivision:CODY PLACE PHASE 2 Tract No:33575 Legal Unit:7 Map Ref:DOC 2020-0610048Abbreviated Land Use: Condominium (Residential)									Located approximately 0.46 miles from subject property.
9	274 MAYFAIR WAY PALM SPRINGS, CA 92264	04/14/2022	\$993,000	\$244,199	\$443	2,237	2/2	2021	0 SF	N/A
	Owner: BRIAN MITCHELL WOLBAUM APN: 508-631-030 Legal: Subdivision:TRACT NO 33575 Legal Unit:70 Map Ref:MB 446 PG 17-20Abbreviated Description:PORTION Land Use: Condominium (Residential)									Located approximately 0.47 miles from subject property.
10	953 BEL AIR DR PALM SPRINGS, CA 92264	02/06/2023	\$1,050,000	\$500,000	\$411	2,554	2/4	2021	0 SF	N/A
	Owner: SARAH NAGATA APN: 508-631-041 Legal: Subdivision:CODY PLACE PHASE 5 Tract No:33575 Legal Unit:64 Map Ref:MB 446 PG 17-20Abbreviated Land Use: Condominium (Residential)									Located approximately 0.46 miles from subject property.
11	258 HUDDLE SPRINGS DR PALM SPRINGS, CA 92264	06/17/2022	\$992,500	\$776,000	\$506	1,960	2/4	2021	0 SF	P
	Owner: PETER OSBORN APN: 508-632-017 Legal: Subdivision:CODY PLACE PHASE 4 Tract No:33575 Legal Unit:38 Map Ref:MB 446 PG 17-20Abbreviated Land Use: Condominium (Residential)									Located approximately 0.53 miles from subject property.
12	913 OCEO CIR N PALM SPRINGS, CA 92264	02/25/2022	\$937,500	\$0	\$485	1,930	2/3	2013	1,088 SF	P
	Owner: MICHAEL E WASKOM APN: 511-045-019 Legal: Lot:1 Subdivision:TRACT NO 32732 Map Ref:MB 417 PG 47-49City/Muni/Twp:PALM SPRINGS Land Use: Condominium (Residential)									Located approximately 0.34 miles from subject property.

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
13	935 OCEO CIR N PALM SPRINGS, CA 92264	04/20/2022	\$995,000	\$727,500	\$515	1,930	2/3	2015	1,058 SF	P
Owner: SHEREEN LUCIANNA PINTO, SHEREEN		Seller: SCOTT BARNARD, TAMI BARNARD								
APN: 511-045-020		Document #: 2022-0186778								
Legal: Lot:1 Subdivision:TRACT NO 32732 Legal Unit:29 Map Ref:MB 417 PG 47-49City/Muni/Twp:PALM SPRINGS										
Land Use: Condominium (Residential)		Located approximately 0.33 miles from subject property.								

29-30-21
508-46

T.C.A. 1103
POR. SEC. 23 T.4 S.R.4 E.



NOTES:
A. 1/35 INTEREST IN LOTS 36 B A OF Tract 4034
B. 1/111 INTEREST IN LOTS 37, 38, OF Tract 4034

ASSESSOR'S MAP BK 508 PG 46
RIVERSIDE COUNTY, CALIF.

M.B. 64/65-66 Tract 4034 (RE-SUB.)
M.B. 63/45-46 Tract 3930 (Lot A only)
M.B. 147/652 S.D. Palm Valley Colony Lands.

MAR. 1970

