

APPRAISAL OF



SKETCH ONLY FOR CONDOMINIUM

LOCATED AT:

45164 Avenida Codorniz
Indian Wells, CA 92210-8524

FOR:

Niloo Shams

BORROWER:

AS OF:

January 2, 2026

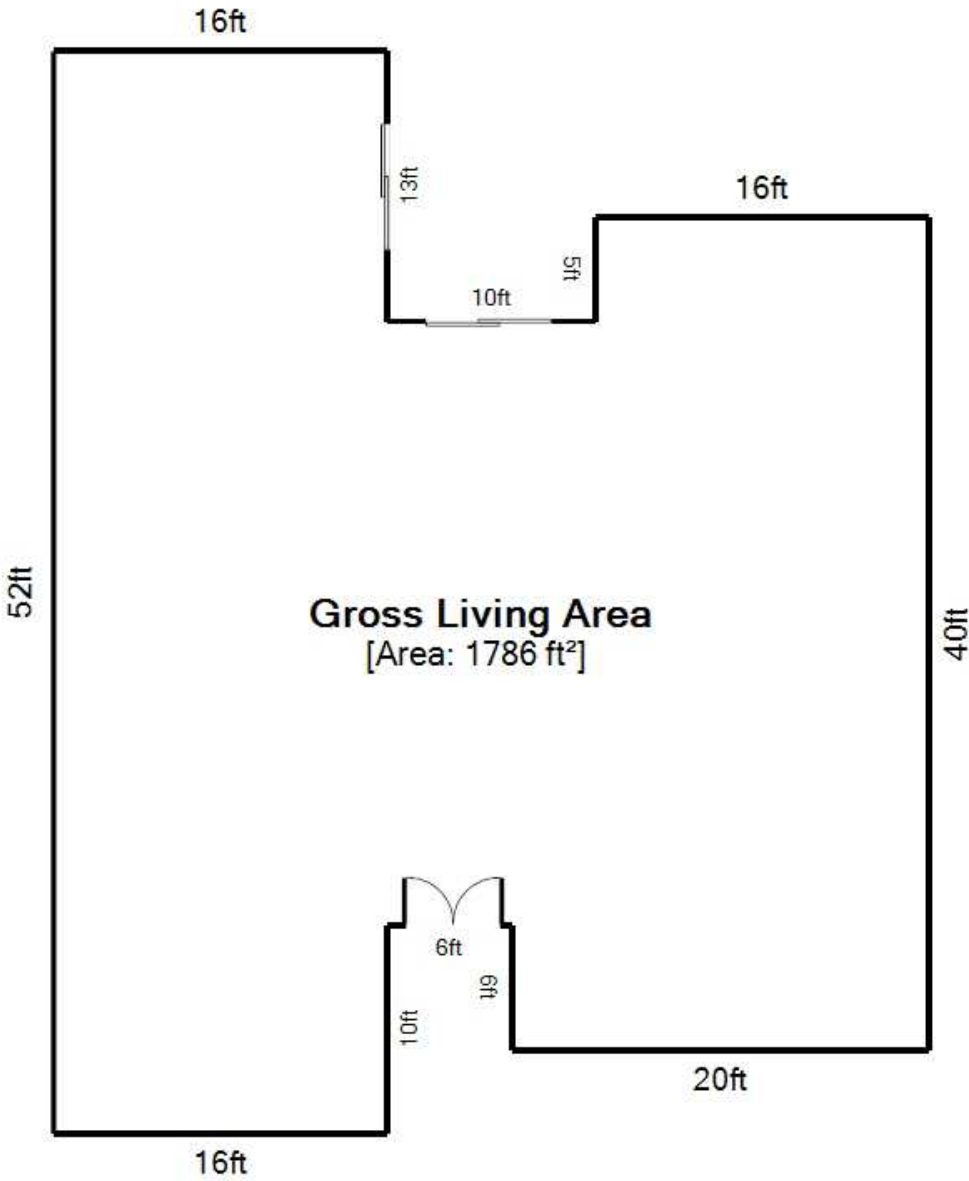
BY:

Robert D. Given

FLOORPLAN SKETCH

Borrower:		File No.:	45164AVECODORNIZ
Property Address: 45164 Avenida Codorniz		Case No.:	
City: Indian Wells	State: CA	Zip:	92210-8524
Lender: Niloo Shams			

Sketch



8 ft

Living Area	
Gross Living Area	1786 ft ²
Total Living Area (rounded):	1786 ft ²

DIMENSION LIST ADDENDUM

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City: Indian Wells	State: CA	Zip: 92210-8524
Lender: Niloo Shams		

GROSS BUILDING AREA (GBA)		1,786	
GROSS LIVING AREA (GLA)		1,786	
Area(s)	Area	% of GLA	% of GBA
Living	1,786		100.00
Level 1	1,786	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other			
Basement	GBA ☐		
Garage	☐	613	
	☐		

Area Measurements					Area Type					
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
	x		x	=	☐	☐	☐	☐	☐	☐
6.00	x	20.00	x	1.00 =	☒	☐	☐	☐	☐	☐
5.00	x	16.00	x	1.00 =	☒	☐	☐	☐	☐	☐
26.00	x	29.00	x	1.00 =	☒	☐	☐	☐	☐	☐
12.00	x	13.00	x	1.00 =	☒	☐	☐	☐	☐	☐
52.00	x	16.00	x	0.50 =	☒	☐	☐	☐	☐	☐
12.00	x	40.80	x	0.48 =	☒	☐	☐	☐	☐	☐
4.00	x	13.60	x	0.48 =	☒	☐	☐	☐	☐	☐
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PLAT MAP

Borrower:

Property Address: 45164 Avenida Codorniz

City: Indian Wells

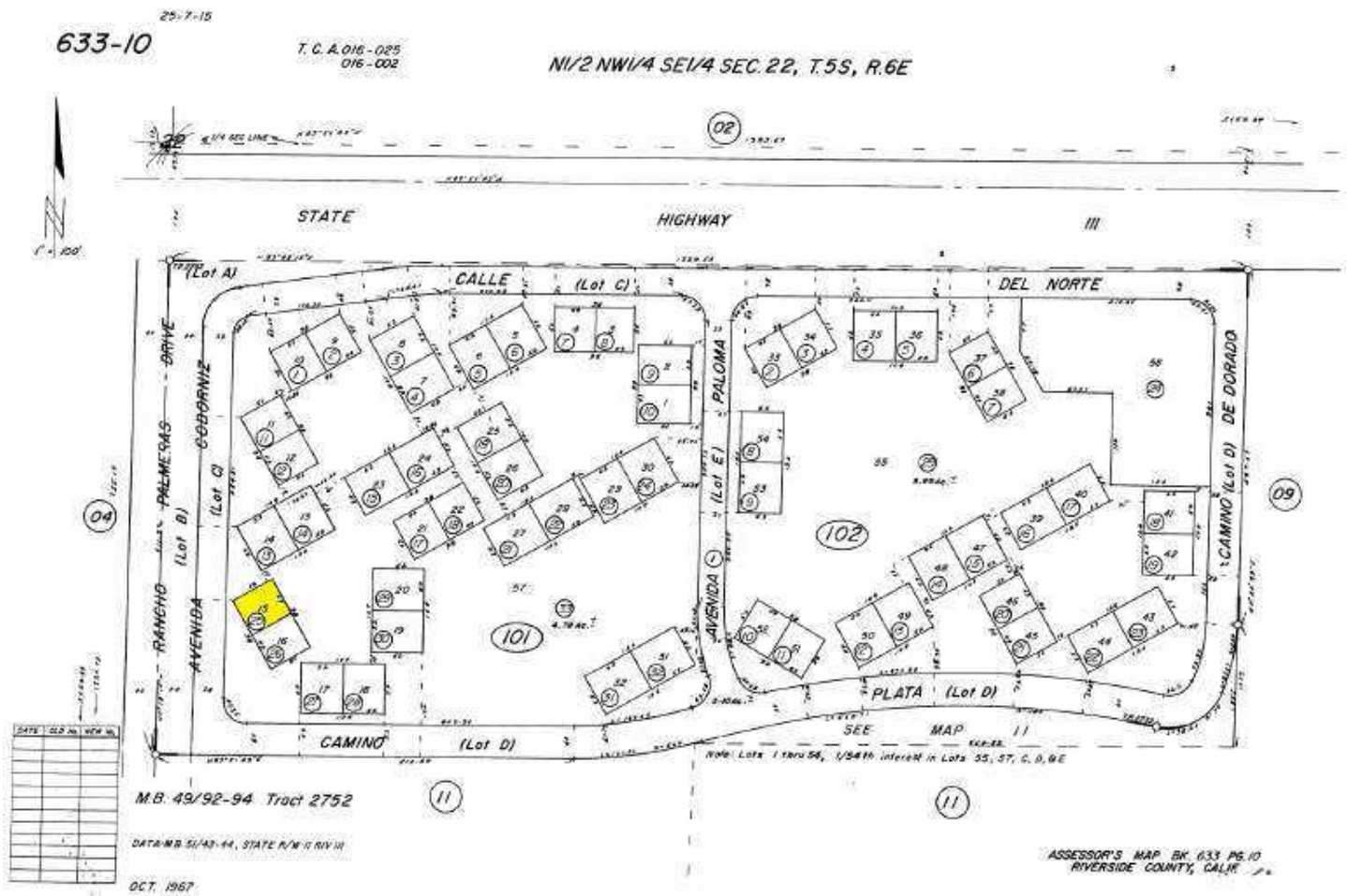
Lender: Niloo Shams

File No.: 45164AVECODORNIZ

Case No.:

State: CA

Zip: 92210-8524



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Property Address: 45164 Avenida Codorniz		Case No.:	
City: Indian Wells	State: CA	Zip:	92210-8524
Lender: Niloo Shams			

1/2/26, 10:55 AM

Property Detail Printout



County Last Updated: 12/18/2025

Property Location

Address:	45164 AVENIDA CODORNIZ	City:	INDIAN WELLS	Zip:	92210-8524
APN#:	633-101-025	Use Code:	Condominium, Pud	County:	Riverside
Tract:	2752	Census Tract:	451.23	Zone:	R1
Map Page/Grid:	/	Legal Desc:	LOT 15 MB 049/092 TR 2752 INT IN COMMON AREA		
Total Assessed Value:	420,035	Tax Amount:	6,413.18		
Percent Improvement:	0.65	Tax Year / Assessor Year:	2025 / 2025		

Current Owner Information

Current Owner:	DAVID J HIRSEKORN LINDA J RILEY	Owner Address:	3177 HAYMAN RD NARAMATA BC CANADA
City, State, Zip:	/ / -	Owner Occupied:	No
Last Transaction:	12/29/2014	Deed Type:	grant deed/deed of trust
Amount:	349,500	Document:	0000495001

Last Sale Information

Transferred From:	45164 AVENIDA CODORNIZ LLC	Seller Address:	
Recording / Sale Date:	12/29/2014 / 12/15/2014	Prior Recording / Sale Date:	06/16/2014 / 06/02/2014
Most Recent Sale Price:	349,500	Prior Sale Price:	219,000
Document Number:	0000495001	Prior Document No.:	0000220096
Document Type:	grant deed/deed of trust	Prior Document Type:	grant deed/deed of trust

Lender Information

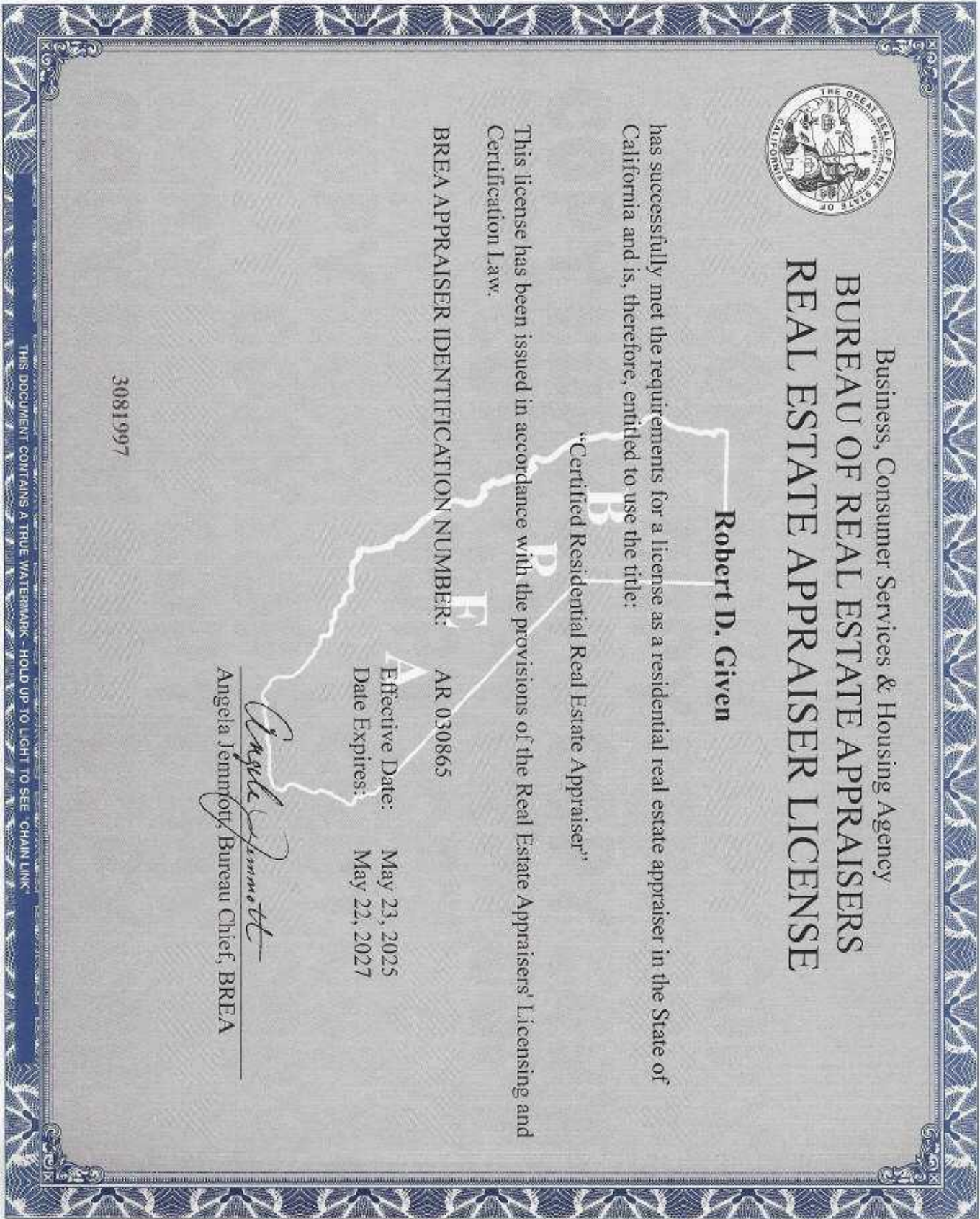
Lender:	Full/Partial:	F
Loan Amount / 2nd Trust Deed:	Loan Type:	conventional

Physical Information

Building Area:	1,530	# of Bedrooms:	2	Lot Size Sqft / Acreage:	2,613 / 0.06
Additional:	0	# of Bathrooms:	2.00	Year Built / Effective:	1964 / 1980
Garage:	0	# of Stories:	1	Heating:	Central
First Floor:	0	Total Rooms:	0	Cooling:	Central Air
Second Floor:	0	# of Units:	1	Roof Type:	Composition Shingle
Third Floor:	0	Garage/Carport:	Carport	Construction/Quality:	/ 0
Basement Finished:	0	Fireplaces:	1	Building Shape:	
Basement Unfinished:	0	Pool/Spa:	No	View:	Fairway

Flood Data and Map

Flood Zone:	X	Panel Number:	06065C2226H	Panel Date:	2017-04-19	Community Number:	060254
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File No.: 45164AVECODORNIZ

Case No.:

Zip: 92210-8524

By:

Page 1 of 1

AERIAL MAP

Borrower:	File No.:	45164AVECODORNIZ
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