



Photo Enhancement

Detached

MLS #: **250045923**

APN: **493-391-27-00**

Addr: **1302 Lorna Ave**

City, St: **El Cajon, CA** Zip: **92020**

Status: **SOLD**

Short Sale: **No**

COE Date: **2/26/2026**

List Price: **\$919,900**

Orig Price: **\$919,900**

Sold Price: **\$910,000**

List Date: **12/18/2022** LP/SqFt: **538.27**

Mod Date: **3/2/2026** SP/SqFt: **\$532.4**

DOMLS **9**

MT **10**

Bedrooms: 3	Full Baths: 2
Optional: 0	Half: 1
Total: 3	Total: 3

Est. SqFt: **1,709** Year Built: **2015**

Community: **EL CAJON**

Neighborhood: **Everly Estate**

Complex:

SA Restrict: **N/K**

View: **Evening Lights, Panoramic,**

Pool: **N/K**

Parking Garage Spaces: 2
Parking Non-Garaged Spaces: 2
Parking Spaces Total: 4
Parking Garage: Attached
Non-Garage Details: Driveway - Concrete
RV Parking:

Listing Type: **ER** Patio: **Covered, Slab**

Pets: **Yes**

Age Restrictions: **NK**

Stories: **2 Story**

MandRem **None Known**



REMARKS AND SHOWING INFO

Beautiful 3BR/2.5BA home blending luxury, comfort, and views! Spacious bedrooms, rich wood floors, and a stunning kitchen with granite counters, sit-down bar seating at the center island, stainless appliances, and crisp white cabinetry. Solar, dual-pane windows, lighted fans, and neutral tones throughout. Upstairs laundry, epoxy garage floor, and low-maintenance yards. HOA maintains the front yard + offers a small park in this exclusive 23-home enclave. The rear yard offers a covered patio, artificial lawn, raised planter boxes

Conf. Remarks: **Call agent prior to writing offers to minimize counters.**

Cross Streets: **Chase**

Map Code: **1271G1**

Directions To Property: **Chase Ave to Lorna Ave**

Showing: **Please TEXT agent #1 - DO NOT CALL, to set up your showing appointment with your day and time block. Greg Fox**

Occupied: **Owner**

Occupant: **Signore Family**

Occupant

619-840-9400

Lockbox: **Yes**

Listing Agent: **Greg R Fox - Preferred: 619-840-9400**

Agent DRE Lic#: **01164187**

2nd Agent: **Patti Fox - Preferred: 619-838-8838**

Broker ID: **3441**

Broker DRE **01889763**

Listing Office: **Keller Williams Realty - Office: 619-873-2700**

Off Market Date: **12/27/20** Close of Escrow: **2/26/2022** Financing: **CONV**

Concession

Selling Agent: **May Pauls - Dirct: 619-201-5113**

Selling DRE License# **01932877**

Selling Office: **Coldwell Banker Realty - Office: 619-460-6600**

Sale Price: **\$910,000**

Exp Date:

Wtr Dist: **HELIX WATER DISTRICT**

High School URL

Equipment **Dishwasher, Disposal, Gas Range, Gas Cooking**

HO Fees **Common Area Maintenance, Exterior (Landscaping), Limited Insurance,**

Home Owner **240.00**

Paid: **MO**

Pay Freq. **Monthly**

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **240**

Assessments:

HOA: **Menas Realty**

Other Fee Type:

HOA Phone: **858-270-7870**

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**

Cooling: **Central Forced Air**

Heat Source: **Natural Gas**

Heat Equip: **Forced Air Unit**

Fireplace Loc: **FP in Living Room, Gas**

Fireplaces(s): **1**

Living Room: **20x15**

Primary BR: **17x15**

Dining Room: **12x10**

Bedroom 2: **13x10**

Family Room:

Bedroom 3: **12x10**

Kitchen: **12x11**

Bedroom 4:

Breakfast Area: **15x13**

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**

Lot Size: **4,000-7,499** #Acre

Lot Size Source: **Assessor**

Units/Building:

Lot SqFt Approx:

Units/Complex:

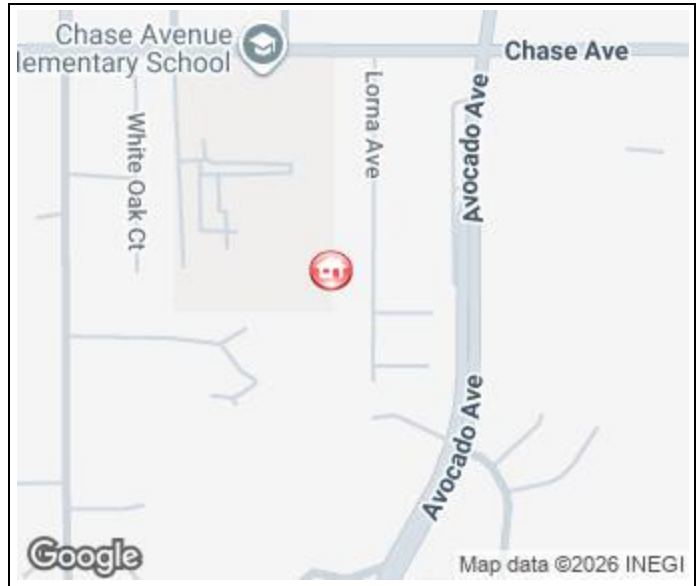
Laundry

Laundry Room, On Upper

Elevator:

Sewer/Septic: **Sewer Connected**

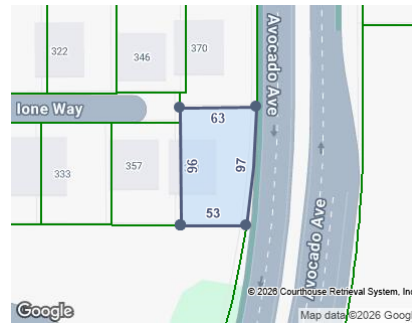
Stories in



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.



No Images Available



LOCATION

Property Address	381 Lone Way El Cajon, CA 92020-7513	
Subdivision		
Carrier Route	C048	
County	San Diego County, CA	
Map Code	1271G1	

GENERAL PARCEL INFORMATION

APN/Tax ID	493-391-37-00
Alt. APN	
City	El Cajon
Tax Area	03152
2020 Census Trct/Blk	153.02/3
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1877
# of Buildings	1

CURRENT OWNER

Name	Cholagh Roodi
Mailing Address	322 Lone Way El Cajon, CA 92020
Owner Occupied	No
Owner Right Vesting	Married Man As His Sole And Separate Property

SCHOOL ZONE INFORMATION

Chase Avenue Elementary School	0.2 mi
Primary Middle: K to 6	Distance
Cajon Valley Middle School	1.5 mi
Middle: 6 to 8	Distance
Grossmont High School	1.6 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/05/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/27/2026	3/3/2026		Cholagh Roodi	Zora Fida Gibrail	Intrafamily Transfer & Dissolution		2026-0057451
1/20/2026	3/3/2026	\$850,000	Cholagh Roodi	Azemikhah Cameron M	Grant Deed		2026-0057450
1/30/2026	3/3/2026		Azemikhah Cameron	Silva Laura	Intrafamily Transfer & Dissolution		2026-0057449
11/20/2015	12/21/2015	\$512,500	Azemikhah Cameron M	Shea Homes Limited Partnership	Grant Deed		2015-0650399

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$177,566.00	\$3,481.00 (2.0%)	\$174,085.00	\$3,413.00 (2.0%)	\$170,672.00
Assessed Improvements	\$428,801.00	\$8,407.00 (2.0%)	\$420,394.00	\$8,243.00 (2.0%)	\$412,151.00
Total Assessment	\$606,367.00	\$11,888.00 (2.0%)	\$594,479.00	\$11,656.00 (2.0%)	\$582,823.00
Exempt Reason					
% Improved	71%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$6,131.22
2024			\$6,018.74
2023			\$5,988.46
2022			\$6,017.16
2021			\$5,736.22
2020			\$6,043.26
2019			\$6,644.68
2018			\$6,537.26
2017			\$6,454.02
2016			\$6,197.04
2015			\$1,694.92

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
03/03/2026	\$680,000	Cholagh Roodi	United Wholesale	2026-0057452
02/29/2024	\$522,000	Azemikhah Cameron M	Guild Mortgage	2024-0050659
09/02/2022	\$365,000	Azemikhah Cameron M	Guild Mortgage	2022-0352166
12/21/2015	\$409,229	Azemikhah Cameron M	California Bank And Trust	2015-0650400

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1				
Type	Single Family Residential	Condition	Units	
Effective Year Built	2015	Stories		
BRs	4	Baths	3 F H	Rooms
Total Sq. Ft.	1,877			
Building Square Feet (Living Space)		Building Square Feet (Other)		

- CONSTRUCTION

**Detached**MLS #: **260007058**APN: **492-500-49-00**Addr: **1254 White Oak**City, St: **El Cajon, CA** Zip: **92020**Status: **SOLD**Short Sale: **No**COE Date: **5/20/2026**List Price: **\$1,049,999**Orig Price: **\$1,099,999** DOMLS **33**Sold Price: **\$1,035,000** MT **36**List Date: **3/26/2026** LP/SqFt: **402.76**Mod Date: **5/21/2026** SP/SqFt: **\$397.0**

Bedrooms: 5	Full Baths: 3
Optional: 0	Half: 1
Total: 5	Total: 4

Est. SqFt: **2,607** Year Built: **2016**Community: **EL CAJON**Neighborhood: **Magnolia Trails**

Complex:

SA Restrict: **N/K**

View:

Pool: **N/K**

Parking Garage Spaces: 2
Parking Non-Garaged Spaces: 2
Parking Spaces Total: 4
Parking Garage: Attached, Direct Garage Access,
Non-Garage Details: Driveway, Driveway - Concrete
RV Parking:

Listing Type: **ER** Patio:

Pets:

Age Restrictions: **NK**

Stories: **2 Story**

MandRem **None Known**

Virtual

**REMARKS AND SHOWING INFO**

Don't miss this turnkey 5BD/3.5BA, 2,607 sq. ft. home in El Cajon! Competitively priced and ready for immediate move-in, it features a freshly painted interior, brand new carpet throughout, and a main-level bedroom with private bath—a rare and versatile feature. Situated near the end of a cul-de-sac, the home offers a more private setting with reduced through traffic. Upstairs, a loft area adds flexible space for work, hobbies, or entertainment, along with 4 additional bedrooms and 2 bathrooms. With spacious living areas,

Conf. Remarks: **Send Pre approval along with offers to Edgar@porchlightsocal.com All buyers and buyers agents to verify accuracy of all information prior to close of escrow.**

Cross Streets: **white oak ct, Mesquite dr**Map Code **1251F7**

Directions To Property:

Showing: **Please do NOT contact Mark Pattison for showings. Text listing agent to schedule showings (760)859-6311 Lockbox combo**Occupied: **Vacant**

Occupant:

Occupant:

Lockbox: **No**Listing Agent: **Edgar Gomez Jr. - Preferred: 760-859-6311**Agent DRE Lic#: **02123647**2nd Agent: **Mark Pattison - Preferred: 619-777-9092**Broker ID: **992198**Broker DRE **02187306**Listing Office: **eXp Realty of Southern California, Inc. - Office: 888-294-1415**Off Market Date: **4/28/2022** Close of Escrow: **5/20/2022** Financing: **CONV**Concession **19290**Selling Agent: **Bakhan Kareem - Preferred: 619-322-9297**Selling DRE License# **02223420**Selling Office: **Realty California - Office: 858-503-2330**Sale Price: **\$1,035,000**

Exp Date:

Wtr Dist:

High School URL

Equipment **Dishwasher, Dryer, Microwave, Washer, Gas Oven, Gas Stove, Gas Range, Counter Top, Gas Cooking**

HO Fees **Common Area Maintenance, Exterior (Landscaping)**Home Owner **213.60**Paid: **MO**Pay Freq. **Monthly**Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **214**

Assessments:

HOA: **Magnolia Trails Hoa**

Other Fee Type:

HOA Phone: **800-706-7838**Zoning: **R-1:SINGLE**

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Cash, Conventional, FHA, VA**Cooling: **Central Forced Air**Heat Source: **Other/Remarks** Heat Equip: **Forced Air Unit**

Fireplace Loc:

Fireplaces(s):

Living Room: 16x15	Primary BR: 16x15
Dining Room: 16x9	Bedroom 2: 12x13
Family Room:	Bedroom 3: 10x13
Kitchen: 10x17	Bedroom 4: 10x13
Breakfast Area:	Bedroom 5: 12x11
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Assessor Record** Lot Size: **1-3,999 SF** #Acre **0.0**Lot Size Source: **Assessor**

Units/Building:

Lot SqFt Approx: **3,741**

Units/Complex:

Laundry

Laundry Room, Inside

Elevator:

Sewer/Septic: **Sewer Connected,** Stories in

Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.

**Detached**MLS #: **260005350**APN: **493-391-34-00**Addr: **309 Ione Way**City, St: **El Cajon, CA** Zip: **92020**Status: **SOLD**Short Sale: **No**COE Date: **4/17/2026**List Price: **\$825,000**Orig Price: **\$825,000**Sold Price: **\$830,000**List Date: **3/6/2026**Mod Date: **4/17/2026** SP/SqFt: **\$485.6**DOMLS **12**MT **14**LP/SqFt: **482.74**

Bedrooms: 3	Full Baths: 2
Optional: 0	Half: 1
Total: 3	Total: 3

Est. SqFt: **1,709** Year Built: **2015**Community: **EL CAJON**Neighborhood: **Everly**

Complex:

SA Restrict: **N/K**

View:

Pool: **N/K**

Parking Garage Spaces: 2
Parking Non-Garaged Spaces: 0
Parking Spaces Total: 2
Parking Garage: Attached
Non-Garage Details:
RV Parking:

Listing Type: **ER**

Patio:

Pets:

Age Restrictions: **NK**Stories: **2 Story**MandRem **None Known**

Virtual

**REMARKS AND SHOWING INFO**

This meticulously maintained corner lot home offers modern living in a quiet, secluded neighborhood. The stylish kitchen features stainless steel appliances, granite countertops, an oversized island, and tile backsplash. The west-facing living room is bathed in natural light. Spacious primary suite with walk-in closet and generous bathroom. The full-size laundry room offers plenty of space for laundry and storage maybe even a crafting space. Pre-wired security, tankless water heater, and fully fenced yard complete this

Conf. Remarks:

Cross Streets: **Lorna Ave and Ione Way**

Map Code:

Directions To Property:

Showing: **Lockbox is on the front door. It is the first house on the right as you turn on to Ione Way. Prefer at least 2 hour notice for**Occupied: **Owner**Occupant: **Jill Vodicka**

Occupant

(619) 623-5345

Lockbox: **Yes**Listing Agent: **Jill M Vodicka - Preferred: 619-623-5345**Agent DRE Lic#: **01933177**

2nd Agent:

Broker ID: **8663**

Broker DRE

02073643Listing Office: **RE/MAX Connections - Office: 760-677-0100**Off Market Date: **3/25/202** Close of Escrow: **4/17/202** Financing: **CONV**Concession **\$10,000 to closing costs**Selling Agent: **Irma Mendez - Preferred: 619-913-5842**Selling DRE License# **01140408**Selling Office: **Century Homes - Office: 619-913-5842**Sale Price: **\$830,000**

Exp Date:

Wtr Dist:

High School URL

Equipment **Dishwasher, Disposal, Dryer, Microwave, Refrigerator**HO Fees **Common Area Maintenance**Home Owner **240.00**Paid: **MO**Pay Freq. **Monthly**Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **240**

Assessments:

HOA: **Menas Management**

Other Fee Type:

HOA Phone: **858-602-3470**

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner

Terms: **Assumable, Cash,**Cooling: **Central Forced Air**Heat Source: **Natural Gas**Heat Equip: **Forced Air Unit**

Fireplace Loc:

Fireplaces(s):

Living Room:

Primary BR:

Dining Room:

Bedroom 2:

Family Room:

Bedroom 3:

Kitchen:

Bedroom 4:

Breakfast Area:

Bedroom 5:

Extra Room 1:

Extra Room 3:

Extra Room 2:

SqFt Source: **Assessor Record**Lot Size: **4,000-7,499** #AcreLot Size Source: **Assessor**

Units/Building:

Lot SqFt Approx:

Units/Complex:

Laundry

Laundry Room

Elevator:

Sewer/Septic: **Sewer Connected,**

Stories in



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate.