

PROPERTY PROFILE



Date: 05/08/2023
Property: 47124 EL MENARA CIR, PALM
DESERT, CA 92260-5810
APN: 630-292-001
County: RIVERSIDE

Subject Property Location

Property Address 47124 EL MENARA CIR
 City, State & Zip PALM DESERT, CA 92260-5810
 County RIVERSIDE COUNTY
 Mailing Address 47124 EL MENARA CIR, PALM DESERT, CA 92260-5810
 Census Tract 0451.15

Thomas Bros Pg-Grid

Report Date: 05/08/2023

Order ID: R114716369

Property Use Condominium Unit (Residential)
 Parcel Number 630-292-001
 Latitude 33.709299
 Longitude -116.378676

Legal Description Details Lot Number: 1 City, Municipality, Township: PALM DESERT Tract No: 4274 Brief Description: LOT 1 MB 071/079 TR 4274

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	MUELLER BARNARD; MARRAKESH COMMUNITY ASSN
Vesting	


Latest Full Sale Information

Details beyond coverage limitations



Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	3	Year Built	1972	Living Area (SF)	2,466
	Bathrooms/Partial	2.75	Garage/No. of Cars	Attached Garage/2	Price (\$/SF)	
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	4,356/.1
	Construction Type	Wood	No. of Units	1	Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type	Tile	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View	Golf Course Adjacent	Elevator	
	Land Use	Condominium Unit (Residential)			Zoning	

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$190,943	Tax Amount	\$3,087.42	Tax Rate Area	18-001
	Land Value	\$19,459	Tax Account ID	630292001		
	Improvement Value	\$171,484	Tax Status	No Delinquency Found		
	Improvement Ratio	89.81%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
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No details available

Loan Officer Insights

No details available

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Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	03/2009			2,466	0	3	2.75	1972	4,356/.1		
1		47109 EL MENARA CIR	02/28/2023	\$1,400,000	\$534	2,621	0	2	2.75	1974	3,920/.09		
2		73580 MINZAH WAY	03/30/2023	\$1,449,000	\$597	2,427	0	3	2.75	1977	4,356/.1		
3		73611 GOLF COURSE LN UNIT A	03/07/2023	\$750,000	\$458	1,639	0	2	1.75	1962	31,363/.72	Pool (yes) - P	
4		46200 COTTAGE LN UNIT C	01/04/2023	\$715,000	\$372	1,921	0	2	1.75	1962	23,958/.55		
5		46446 RYWAY PL	11/22/2022	\$465,000	\$309	1,506	0	2	1.75	1962	3,920/.09		
6		47029 MARRAKESH DR	03/03/2023	\$795,000	\$445	1,787	0	2	1.75	1969	4,356/.1		
7		47306 ABDEL CIR	03/21/2023	\$730,000	\$404	1,808	0	2	1.75	1975	4,356/.1		
8		73574 EL HASSON CIR	03/30/2023	\$750,000	\$309	2,427	0	3	2.75	1978	4,356/.1		
9		47050 AMIR DR	03/03/2023	\$1,275,000	\$705	1,808	0	2	1.75	1977	4,356/.1		
10		47318 ABDEL CIR	01/31/2023	\$1,175,000	\$443	2,655	0	3	2.5	1975	4,356/.1		
11		73571 EL HASSON CIR	04/04/2023	\$970,000	\$400	2,427	0	3	2.75	1978	4,356/.1		
12		46305 BURROWEED LN	04/04/2023	\$600,000	\$336	1,786	0	2	1.75	1961	4,356/.1	Pool (yes) - P	
13		47485 TANGIER DR	02/23/2023	\$680,000	\$426	1,598	0	2	2.5	1969	3,920/.09		
14		46335 BURROWEED LN	12/05/2022	\$701,500	\$342	2,053	0	2	1.75	1976	3,049/.07	Pool (yes) - P	
15		47436 RABAT DR	02/28/2023	\$875,000	\$548	1,598	0	1	1.75	1969	3,484/.08		
16		46043 PORTOLA AVE	03/17/2023	\$290,000	\$201	1,440	0	2	2	1963	2,178/.05		
17		47390 AMIR DR	01/09/2023	\$972,000	\$370	2,625	0	2	2.75	1976	4,356/.1		
18		47442 RABAT DR	02/08/2023	\$845,000	\$400	2,112	0	3	1.75	1971	4,356/.1		
19		46075 PORTOLA AVE	02/21/2023	\$379,500	\$235	1,614	0	2	2	1963	3,049/.07		
20		45750 SAN LUIS REY AVE # 22	03/28/2023	\$517,500	\$440	1,176	0	2	2	1977	1,307/.03		

Area Sales Analysis

Total Area Sales/ Count	\$16,334,500/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	4,356 /.1
Price Range - 2 years	\$290,000 - \$1,449,000	Median # of Bedrooms	2	Median Year Built	1972
Age Range	45 - 62	Median Living Area (SF)	1,808	Median Value	\$750,000
Median Age	51	Median Price (\$/SF)	\$402/SF		

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Report Date: 05/08/2023
 Order ID: R114716371

Property Use Condominium Unit (Residential)
 Parcel Number 630-292-001

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	03/00/2009	Deed			2009-0128140		

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2009-0128140	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/00/2009	Property Use	Condominium Unit (Residential)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	PALM DESERT
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LOT 1 MB 071/079 TR 4274/ / / 4274		Title Company Name	

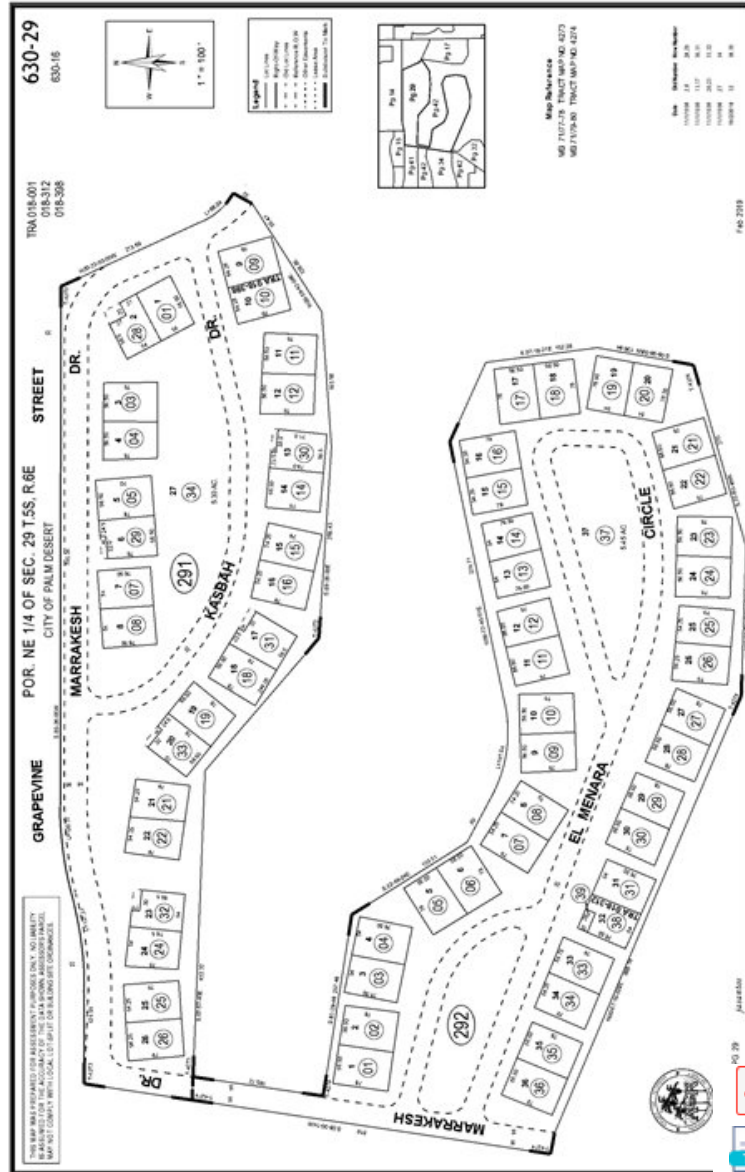


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