



MLS Beds <b>2</b>	MLS Full Baths <b>2</b>	Half Baths <b>N/A</b>	MLS List Price <b>\$399,000</b>	Sale Date <b>04/05/2005</b>
MLS Sq Ft <b>1,393</b>	Lot Sq Ft <b>9,148</b>	MLS Yr Built <b>1976</b>	Type <b>SFR</b>	

**OWNER INFORMATION**

Owner Name	<b>Cooper Lula Mae</b>	Tax Billing Zip	<b>92586</b>
Mail Owner Name	<b>Lula Mae Cooper</b>	Tax Billing Zip+4	<b>2107</b>
Tax Billing Address	<b>26161 Albany Dr</b>	Owner Occupied	<b>Yes</b>
Tax Billing City & State	<b>Menifee, CA</b>		

**COMMUNITY INSIGHTS**

Median Home Value	<b>\$393,344</b>	School District	<b>MENIFEE UNION</b>
Median Home Value Rating	<b>6 / 10</b>	Family Friendly Score	<b>27 / 100</b>
Total Crime Risk Score (for the neighborhood, relative to the nation)	<b>37 / 100</b>	Walkable Score	<b>56 / 100</b>
Total Incidents (1 yr)	<b>61</b>	Q1 Home Price Forecast	<b>\$402,590</b>
Standardized Test Rank	<b>36 / 100</b>	Last 2 Yr Home Appreciation	<b>16%</b>

**LOCATION INFORMATION**

Zip Code	<b>92586</b>	School District	<b>Perris Un</b>
Carrier Route	<b>C008</b>	Comm College District Code	<b>Mt Jacinto</b>
Zoning	<b>R-1</b>	Census Tract	<b>427.41</b>
Tract Number	<b>4794</b>	Within 250 Feet of Multiple Flood Zone	<b>No</b>

**TAX INFORMATION**

APN	<b>335-271-016</b>	Tax Area	<b>026043</b>
Alternate APN	<b>335-271-016</b>	Lot	<b>160</b>
Exemption(s)	<b>Homeowner</b>	Water Tax Dist	<b>Eastern Imp U</b>
% Improved	<b>75%</b>		
Legal Description	<b>LOT 160 MB 082/083 TR 4794</b>		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$327,954</b>	<b>\$321,524</b>	<b>\$315,221</b>
Assessed Value - Land	<b>\$81,981</b>	<b>\$80,374</b>	<b>\$78,799</b>
Assessed Value - Improved	<b>\$245,973</b>	<b>\$241,150</b>	<b>\$236,422</b>
YOY Assessed Change (\$)	<b>\$6,430</b>	<b>\$6,303</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	<b>\$3,249</b>		
2022	<b>\$3,662</b>	<b>\$413</b>	<b>12.72%</b>
2023	<b>\$3,910</b>	<b>\$248</b>	<b>6.76%</b>

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	<b>\$3.76</b>
Csa 152 Npdes	<b>\$6.64</b>
Menifee-Delq Trash 2009-10	<b>\$199.98</b>
Menifee Csa 84	<b>\$20.72</b>
Mwd Standby East	<b>\$6.94</b>
Emwd Stdbby-Combined Charge	<b>\$26.00</b>
Total Of Special Assessments	<b>\$264.04</b>

**CHARACTERISTICS**

County Land Use	<b>Single Family Dwelling</b>	Sewer	<b>Type Unknown</b>
Universal Land Use	<b>SFR</b>	Heat Type	<b>Central</b>
Lot Acres	<b>0.21</b>	Cooling Type	<b>Central</b>
Lot Area	<b>9,148</b>	Garage Type	<b>Attached Garage</b>

Building Sq Ft	1,393
Gross Area	1,889
Stories	1
Bedrooms	2
Total Baths	2
MLS Total Baths	2
Full Baths	2
Fireplaces	1
Water	Type Unknown

Garage Sq Ft	496
Parking Type	Attached Garage
Parking Spaces	2
Roof Material	Gravel & Rock
Year Built	1976
Effective Year Built	1977
Other Impvs	Yes
# of Buildings	1

<b>SELL SCORE</b>			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$389,400	Confidence Score	93
RealAVM™ Range	\$360,200 - \$418,600	Forecast Standard Deviation	7
Value As Of	10/07/2024		

(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.

<b>RENTAL TRENDS</b>			
Estimated Value	2255	Cap Rate	4%
Estimated Value High	2621	Forecast Standard Deviation (FSD)	0.16
Estimated Value Low	1889		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

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

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">PW24161779</a>	MLS Current List Price	\$399,000
MLS Status	Active Under Contract	MLS Original List Price	\$425,000
MLS Source	CRM	MLS Listing Agent	Phamizep-Zephran Hamlin
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Broker	CHI PROPERTIES
MLS Status Change Date	10/15/2024		

MLS Listing #	Pw22190569	Sw19181354	Sw19048904	S384633	S370202
MLS Status	Expired	Canceled	Canceled	Closed	Expired
MLS Listing Date	08/26/2022	07/30/2019	03/05/2019	02/03/2005	09/09/2004
MLS Listing Price	\$369,000	\$235,000	\$245,000	\$249,000	\$249,000
MLS Orig Listing Price	\$369,000	\$249,900	\$245,000	\$249,000	\$249,000
MLS Close Date				05/13/2005	
MLS Listing Close Price				\$240,000	
MLS Listing Cancellation Date			03/25/2019		
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #		I426159		T400670	
MLS Status		Expired		Closed	
MLS Listing Date		09/09/2004		01/18/2004	
MLS Listing Price		\$249,000		\$209,900	
MLS Orig Listing Price					
MLS Close Date				04/23/2004	
MLS Listing Close Price				\$209,900	
MLS Listing Cancellation Date					
MLS Source History		CRM		CRM	

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	05/13/2005	Sale Type	Full
Sale Date	04/05/2005	Deed Type	Grant Deed
Sale Price	\$240,000	Owner Name	Cooper Lula Mae

**Property Details**

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Price Per Square Feet	<b>\$172.29</b>		Seller		<b>Toumayan Michael &amp; Patricia</b>
Document Number	<a href="#">379324</a>				
Recording Date	01/24/2017	05/13/2005	04/23/2004	12/02/2003	03/11/1993
Sale Date	<b>12/19/2016</b>	<b>04/05/2005</b>	<b>03/29/2004</b>	<b>11/28/2003</b>	
Sale Price		<b>\$240,000</b>	<b>\$210,000</b>		
Nominal	<b>Y</b>			<b>Y</b>	
Buyer Name	<b>Cooper Lula M</b>	<b>Cooper James A &amp; Lula M</b>	<b>Toumayan Michael &amp; Patricia</b>	<b>Penprase William G Trust</b>	<b>Penprase William G</b>
Seller Name	<b>Cooper James A</b>	<b>Toumayan Michael &amp; Patricia</b>	<b>Penprase William G Trust</b>	<b>Penprase William G</b>	
Document Number	<b>29763</b>	<b>379324</b>	<b>300670</b>	<b>942807</b>	<b>91647</b>
Document Type	<b>Affidavit</b>	<b>Grant Deed</b>	<b>Grant Deed</b>	<b>Grant Deed</b>	<b>Affidavit</b>

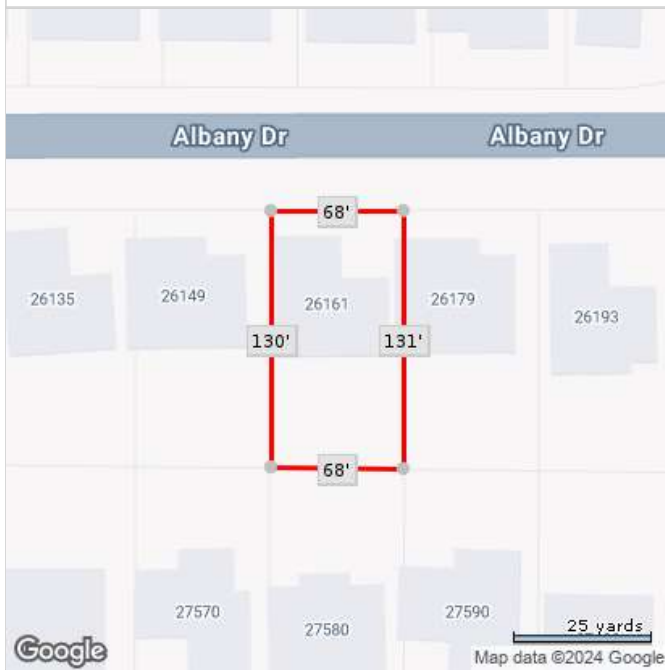
Recording Date			04/1976		
Sale Date					
Sale Price			<b>\$38,500</b>		
Nominal					
Buyer Name			<b>Penprase William G</b>		
Seller Name					
Document Number			<b>55389</b>		
Document Type			<b>Deed (Reg)</b>		

MORTGAGE HISTORY					
Mortgage Date	01/24/2017	01/24/2017	08/02/2012	12/21/2006	05/13/2005
Mortgage Amount	<b>\$330,000</b>	<b>\$1</b>	<b>\$121,375</b>	<b>\$126,000</b>	<b>\$100,000</b>
Mortgage Lender	<b>Reverse Mtg Fndg LLC</b>	<b>Hud-Housing/Urban Dev</b>	<b>Quicken Lns</b>	<b>Lenders Direct</b>	<b>Mission Hills Mtg Bankers</b>
Mortgage Code	<b>Fha</b>	<b>Fha</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>

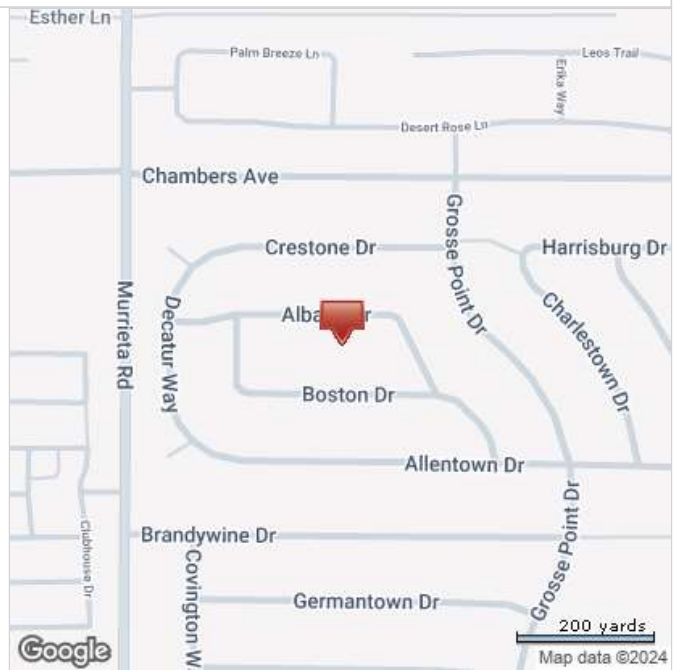
Mortgage Date			04/23/2004		
Mortgage Amount			<b>\$188,910</b>		
Mortgage Lender			<b>Countrywide Hm Lns Inc</b>		
Mortgage Code			<b>Conventional</b>		

FORECLOSURE HISTORY		
Document Type	Release Of Lis Pendens/Notice	Notice Of Default
Default Date		<b>08/15/2022</b>
Foreclosure Filing Date		<b>08/15/2022</b>
Recording Date	<b>11/14/2022</b>	<b>08/16/2022</b>
Document Number	<b>468256</b>	<b>360897</b>
Default Amount		<b>\$211,658</b>
Original Doc Date	<b>08/16/2022</b>	<b>01/24/2017</b>
Original Document Number	<b>360897</b>	<b>29764</b>

PROPERTY MAP



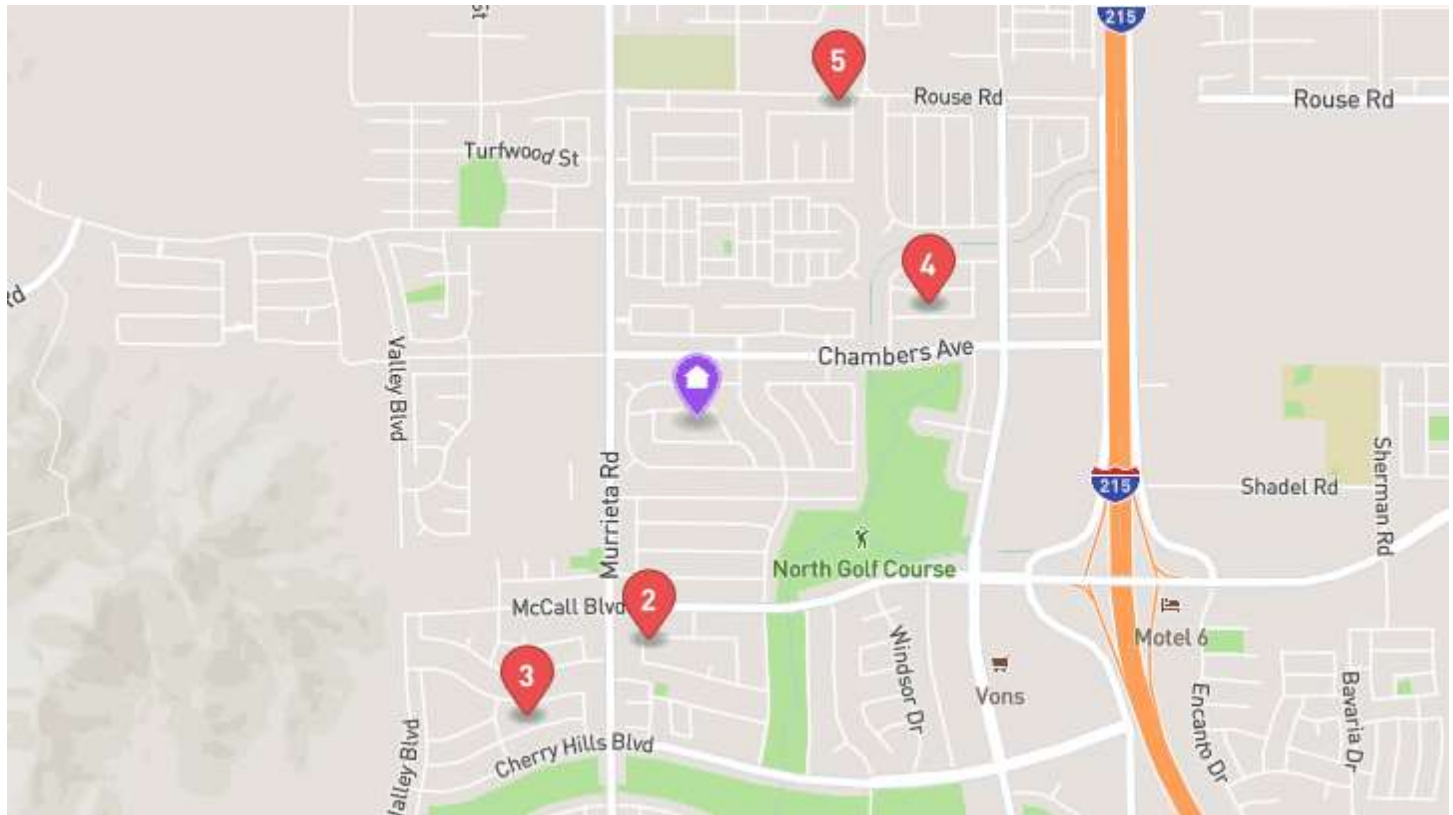
\*Lot Dimensions are Estimated



Property Details

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# Map of Comparable Listings



STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS		BEDS	BATHS	SQFT	PRICE
1	<b>Subject</b>	<span style="color: purple;">🏠</span>	<b>26161 Albany Dr</b>		<b>2</b>	<b>2.00</b>	<b>1,393</b>	<b>-</b>
2	OC24114045	<span style="color: red;">S</span>	26071 Pine Valley Road <span style="background-color: yellow;">ONLY 921 sqft   2bd/1bath on tax!!</span>	<del>3</del>	<del>2.00</del>	<del>1,520.0</del> 921	\$472,500	
3	SW24095535	<span style="color: red;">S</span>	25836 Warwick Road <span style="background-color: yellow;">Clean updates   Only 1,206 sqft on tax   Smaller lot</span>	2	2.00	<del>1,406.0</del> 1,206	\$445,000	
4	240006982SD	<span style="color: red;">S</span>	26592 Farrell St <span style="background-color: yellow;">Lived-in with updates   Several thousand sqft smaller lot</span>	2	2.00	1,328.0	\$439,000	
5	IV24161670	<span style="color: red;">S</span>	26456 Spaniel Lane <span style="background-color: yellow;">Outdated   backing to busy street   Smaller lot</span>	2	2.00	1,328.0	\$433,000	

# Sold Property Analysis

## Averages

98.81%

Homes sold for an average of 98.81% of their list price.

18 Days on market

It took an average of 18 days for a home to sell.

## Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
26071 Pine Valley Road	\$489,000	\$472,500	96.63%	37	\$311
25836 Warwick Road	\$445,000	\$445,000	100.00%	13	\$317
26592 Farrell St	\$439,000	\$439,000	100.00%	3	\$331
26456 Spaniel Lane	\$439,000	\$433,000	98.63%	17	\$326
<b>Averages</b>	<b>\$453,000</b>	<b>\$447,375</b>	<b>98.81%</b>	<b>18</b>	<b>\$321</b>

# 26071 Pine Valley Road Menifee, CA 92586

**MLS #OC24114045**

**\$472,500**

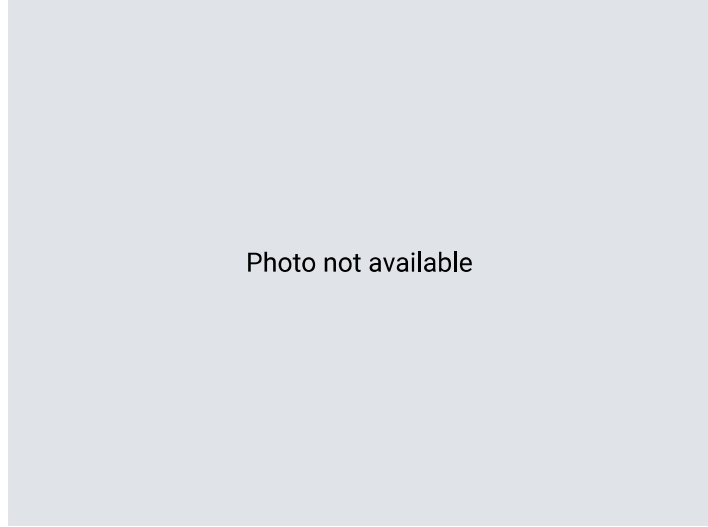
**CLOSED** 8/5/24

**3 Beds 2.00 Baths**

**1,520.0 Sq. Ft.** (\$311 / sqft)

**Year Built 1971**

**Days on market: 37**



## Details

**Prop Type:** Single Family Residence

**County:** Riverside

**Area:** SRCAR - Southwest Riverside County

**Full baths:** 2.0

**Acres:** 0.23

**Lot Size (sqft):** 10,019

**Garages:** 2

**List date:** 6/8/24

**Sold date:** 8/5/24

**Off-market date:** 7/15/24

**Updated:** Aug 5, 2024 5:25 AM

**List Price:** \$479,000

**Orig list price:** \$489,000

**Assoc Fee:** \$30

**School District:** Menifee Union

## Features

**Association Y N:** Yes

**Attached Garage Y/N:** Y

**Community Features:** Sidewalks, Street Lights

**Contract Status Change Date:** 2024-08-05T00:00:00

**Cooling:** Central Air

**Elevation Units:** Feet

**Heating:** Central

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** Cash, Conventional

**Lot Features:** Back Yard, Front Yard

**Main Level Bedrooms:** 3

**Parking Total:** 2

**Pool Features:** None

**Pool Private Y N:** No

**Property Attached Yes/No:** No

**Property Condition:** Updated/Remodeled

**Bathroom Features:** Remodeled

**Room Type:** Kitchen, Living Room, Primary Bathroom, Primary Bedroom

**Senior Community Yes/No:** Yes

**Sewer:** Public Sewer

**Special Listing Conditions:** Standard

**Utilities:** See Remarks

**View:** Mountain(s), Neighborhood

**Water Source:** Public

**Year Built Source:** Seller

**Zoning:** R-1

## Remarks

Welcome to your dream retirement home! Nestled within a serene 55 and older community, this fully remodeled home offers the epitome of comfort and convenience. All rooms updated within the past 2 years.

Step inside this charming sanctuary and discover three spacious bedrooms and two pristine baths, meticulously designed to cater to your every need. With fresh paint, flooring cabinets and most newer windows throughout, every corner exudes a sense of modern elegance and tranquility.

The heart of this home lies in its beautifully landscaped backyard, a private oasis perfect for relaxation and entertaining. Enjoy al fresco dining under the newly built patio cover, surrounded by lush greenery and the soothing sounds of nature.

Equipped with a newer AC system, and roof you can rest assured that comfort is always at your fingertips, no matter the season. Whether you're lounging indoors or basking in the sunshine outside, this home ensures a cozy retreat year-round. Duel Gated backyard, great for pets.

Bonus dwelling in backyard with AC unit.

Plenty of room for your RV and hook ups, including outdoor shower, sewer clean out, and 220 power.

Conveniently located in a thriving 55 and older community, you'll have access to a host of amenities and activities to enrich your retirement years. From leisurely strolls in the neighborhood to social gatherings with fellow residents, there's never a dull moment in this vibrant community.

Don't miss your chance to experience the ultimate in retirement living. Schedule a viewing today and make this remodeled haven your own slice of paradise!

Buyer to verify all square footage, master bedroom & bathroom addition non-permitted. A great extra living space. Square footage includes non-permitted addition. Some interior furnishings negotiable.

Courtesy of Dalton Real Estate

Information is deemed reliable but not guaranteed.



# 25836 Warwick Road Menifee, CA 92586

MLS #SW24095535

**\$445,000**

**CLOSED** 6/27/24

**2 Beds 2.00 Baths**

**Year Built 1966**

**1,406.0 Sq. Ft.** (\$317 / sqft)

**Days on market: 13**



## Details

**Prop Type:** Single Family Residence

**County:** Riverside

**Area:** SRCAR - Southwest Riverside County

**Style:** Craftsman, Traditional

**Full baths:** 2.0

**Acres:** 0.2

**Lot Size (sqft):** 8,712

**Garages:** 2

**List date:** 5/16/24

**Sold date:** 6/27/24

**Off-market date:** 6/27/24

**Updated:** Jun 28, 2024 6:00 AM

**List Price:** \$445,000

**Orig list price:** \$445,000

**Assoc Fee:** \$400

**School District:** Menifee Union

## Features

**Accessibility Features:** No Interior Steps

**Association Name:** Sun City Civic

**Association Y N:** Yes

**Attached Garage Y/N:** Y

**Community Features:** Foothills, Golf, Park

**Contract Status Change Date:** 2024-06-27T00:00:00

**Cooling:** Central Air

**Elevation Units:** Feet

**Flooring:** Carpet, Vinyl

**Heating:** Central

**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Quartz Counters, Storage

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** Cash, Conventional, Submit, VA Loan

**Lot Features:** Back Yard, Front Yard, Rectangular Lot, Level, Paved

**Main Level Bedrooms:** 3

**Parking Total:** 2

**Patio And Porch Features:** Concrete, Covered, Front Porch, Rear Porch

**Pool Features:** Association

**Pool Private Y N:** No

**Possession:** Negotiable

**Property Attached Yes/No:** No

**Property Condition:** Turnkey, Updated/Remodeled

**Road Surface Type:** Paved

**Roof:** Composition

**Bathroom Features:** Bathtub, Low Flow Toilet(s), Shower, Shower in Tub, Main Floor Full Bath, Quartz Counters, Remodeled, Upgraded

**Kitchen Features:** Kitchen Open to Family Room, Quartz Counters, Remodeled Kitchen, Self-closing drawers

**Room Type:** All Bedrooms Down, Entry, Family Room, Foyer, Great Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Primary Bedroom, Utility Room

**Senior Community Yes/No:** Yes

**Sewer:** Public Sewer

**Spa Features:** Association

**Special Listing Conditions:** Standard

**Utilities:** Electricity Connected, Phone Connected, Sewer Connected, Water Connected

**View:** Hills

**Water Source:** Public

**Window Features:** Double Pane Windows

**Year Built Source:** Assessor

**Zoning:** R-1

## Remarks

This Beautifully renovated Turn-key Beauty is truly perfection at its finest with everything like Brand new. A very Welcoming private front porch invites you inside with a warm entry Foyer that immediately shows off this home's Charm. Recent additions to home include a fully covered 30' x 14' rear patio with enhanced concrete all around including front & back of home, beautiful landscape rock w/liner in large low maintenance yard w/plenty of space to enjoy Views of the local hills behind. Main drains for kitchen/laundry have been replaced with ABS piping. Main house drain has been jetblasted and new liner installed. New Moen Flow system on water main w/auto shut off. Laundry room/storage room have been enhanced & upgraded w/new plumbing and drain to accommodate a utility sink. The paint, inside and out, carpet, vinyl plank flooring, and baseboards have all been replaced along with a fully Renovated kitchen to include new cabinets, appliances, quartz counter tops. It only gets better with newly renovated bathrooms, custom tile shower/tub with quartz counter tops, low flow toilets, new dual pane Windows, new Garage door, Water heater, Furnace and Ceiling fans. This floorplan is very functional w/open kitchen area, allowing many uses depending on how you like to live. Large 2 car garage has a finished 12' x 20" enclosed work area that is currently being used as laundry room with additional room for storage, custom workshop, hobby room or you name it, the space is there. Lastly newly installed Ring doorbell and security cameras add to the comfort and safety that do stay with the house.

Courtesy of First Team Real Estate

Information is deemed reliable but not guaranteed.

# 25836 Warwick Road

Menifee, CA 92586

MLS #SW24095535

**\$445,000**

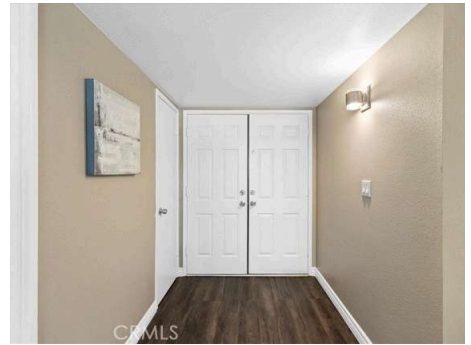
**2 Beds 2.00 Baths**

**1,406.0 Sq. Ft.** (\$317 / sqft)

**CLOSED** 6/27/24

**Year Built 1966**

**Days on market: 13**



# 26592 Farrell St Menifee, CA 92586

MLS #240006982SD

**\$439,000**

**CLOSED** 5/2/24

**2 Beds 2.00 Baths**

**1,328.0 Sq. Ft.** (\$331 / sqft)

**Year Built 1976**

**Days on market: 3**



## Details

**Prop Type:** Single Family Residence

**County:** Riverside

**Area:** SRCAR - Southwest Riverside County

**Subdivision:** Out Of Area

**Full baths:** 2.0

**Acres:** 0.16

**Lot Size (sqft):** 6,970

**Garages:** 2

**List date:** 4/2/24

**Sold date:** 5/2/24

**Off-market date:** 4/5/24

**Updated:** May 2, 2024 10:19 PM

**List Price:** \$439,000

**Orig list price:** \$439,000

**Assoc Fee:** \$408

## Features

**Association Name:** Sun City Civic

**Association Y N:** Yes

**Attached Garage Y/N:** Y

**Construction Materials:** Brick

**Contract Status Change Date:** 2024-05-02T00:00:00

**Cooling:** Central Air

**Heating:** Electric, Heat Pump

**Land Fee/Land Lease:** Fee

**Levels:** One

**Listing Terms:** Cash, Conventional, FHA, Submit, VA Loan

**Parking Total:** 4

**Pool Features:** Community

**Pool Private Y N:** No

**Property Attached Yes/No:** No

**Roof:** Composition

**Room Type:** Kitchen, Living Room, Primary Bedroom, Primary Bathroom, Separate Family Room, Walk-In Closet

**Senior Community Yes/No:** Yes

**Special Listing Conditions:** Standard

**Virtual Tour:** [View](#)

**Water Source:** Public

## Remarks

You won't find another remodeled home like this! 22 PAID OFF SOLAR PANELS that are enough to power the entire home