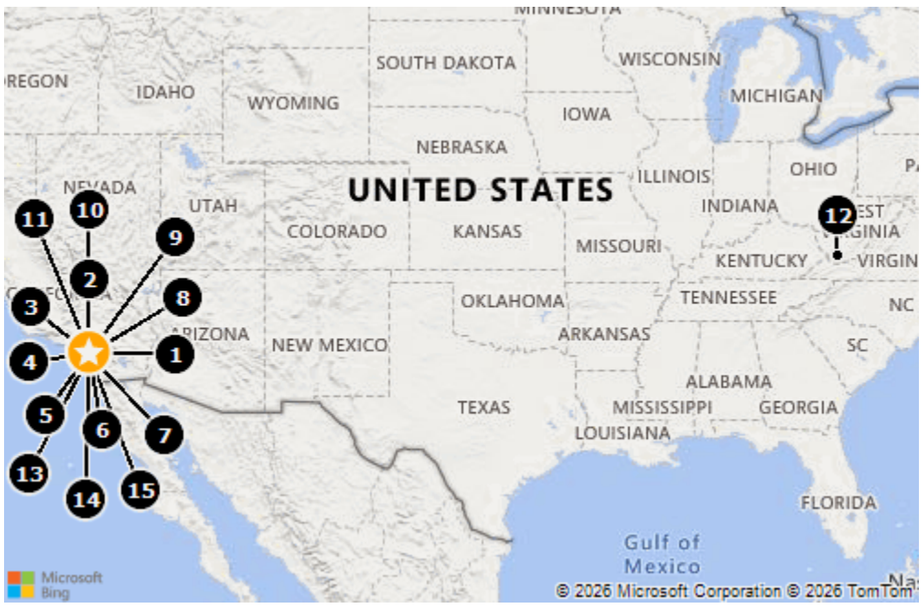
ICE SiteX Report

OrderID: 97725988

SiteX Property Information Report



Subject Property Location

10414 WHITECROWN CIR, CORONA, CA 92883-9267

County:	**RIVERSIDE CA**	Census Tract:	060650419.104006
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	290-261-009	Thomas Bros Pg-Grid:	804-6F

Valuation

Value:	**$792,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$704,880 - $879,120	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	59-126
Assd Land Value:	$119,646	Market Land Value:		Tax Year:	2025
Assd Improvement:	$608,634	Market Improvment Value:		Total Taxable Value:	$8,478
Total Assessed Value:	$728,280	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	290261009
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Tract No: 23188
Abbreviated Description: .27 ACRES M/L IN LOT 30 MB 256/063 TR 23188

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	4	Pool:	
Building Area:	2786 SF	Baths:	2.5	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/20/2025	Sales Price:	N/A
Document #:	2025-0185458 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/26/2023	Sales Price:	$572,191
Document #:	2023-0284216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$700,000
Document #:	2022-0382951 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/02/2022		
Document Type:			
Legal Description:			

Lot: 30 Subdivision: TRACT NO 23188 Map Ref: MB 256 PG 63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	07/23/2021	Sales Price:	$8,661
Document #:	2021-0440911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97725988

Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$438,796
Document #:	2021-0386634 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/14/2021	Loan Amount:	N/A
Document #:	2021-0358530 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 30 Subdivision: TRACT NO 23188
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	09/11/2020	Loan Amount:	N/A
Document #:	2020-0427863 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 30 Subdivision: TRACT NO 23188
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	12/26/2019	Sales Price:	$432,000
Document #:	2019-0537127 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/06/2019	Loan Amount:	N/A
Document #:	2019-0503775 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Lot: 30 Subdivision: TRACT NO 23188
City/Muni/Twp: UNINCORPORATED

Mortgage Record

Recording Date:	05/08/2018	Loan Amount:	N/A
Document #:	2018-0178830 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:
Lot: 30 Tract No: 23188

Prior Transfer

Recording Date:	09/04/2015	Sales Price:	$382,500
Document #:	2015-0398721 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/27/2015	Sales Price:	$425,000
Document #:	2015-0383899 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	08/24/2015		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	08/27/2015	Sales Price:	N/A
Document #:	2015-0383898 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/31/2015		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/16/2014	Sales Price:	$363,000
Document #:	2014-0139594 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/08/2014		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/08/2013	Sales Price:	N/A
Document #:	2013-0164185 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/29/2012		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 97725988

Prior Transfer

Recording Date:	09/05/2012	Sales Price:	$337,265
Document #:	2012-0422929 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/2012		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/30/2011	Sales Price:	$314,204
Document #:	2011-0434533 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2011	Sales Price:	N/A
Document #:	2011-0062087 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/23/2010		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	02/08/2011	Sales Price:	N/A
Document #:	2011-0062086 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/25/2011		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: RIVERSIDE

Prior Transfer

Recording Date:	10/22/2009	Sales Price:	$320,000
Document #:	2009-0547682 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/08/2009		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	10/22/2009	Sales Price:	N/A
Document #:	2009-0547681 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/07/2009		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	10/22/2009	Sales Price:	N/A
Document #:	2009-0547664 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/13/2009		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	08/10/2009	Sales Price:	N/A
Document #:	2009-0415071 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/01/2009		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	$352,649
Document #:	2008-0377931 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2008		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	06/09/2008	Sales Price:	N/A
Document #:	2008-0312125 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2007	Sales Price:	$480,000
Document #:	2007-0590317 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	2007-0225286 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2007	Type Finance:	

ICE SiteX Report

OrderID: 97725988

Legal Description:
Lot: 30 Tract No: 23188

Prior Transfer

Recording Date:	02/08/2007	Sales Price:	$360,000
Document #:	2007-0095096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/09/2007	Loan Amount:	N/A
Document #:	2007-0017168 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 30 Tract No: 23188

Prior Transfer

Recording Date:	01/09/2007	Sales Price:	N/A
Document #:	2007-0017167 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/02/2007		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70

Prior Transfer

Recording Date:	12/27/2005	Sales Price:	$344,000
Document #:	2005-1063633 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/09/2005	Loan Amount:	N/A
Document #:	2005-1017284 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 30 Tract No: 23188

Prior Transfer

Recording Date:	07/16/2003	Sales Price:	$362,500
Document #:	2003-528869 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/01/2003		
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188 Map Ref: MB256 PG63-70
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 30 Tract No: 23188
Abbreviated Description: .27 ACRES M/L IN LOT 30 MB 256/063 TR 23188

Area Sales Analysis

Total Area Sales	$11,309,500	Median # of Bedrooms	4
Median Lot Size	6,534 SF	Median # of Baths	2.5
Median Living Area	2,587 SF	Median Year Built	2005
Price Range - 2 Yrs	$680,000 to $965,000	Age Range	20 years to 24 years
Median Value	$735,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**24885 MULBERRY RD** **CORONA, CA 92883-8486**	06/01/2026	$780,000	$269	2899	/3/2.5	2006	5,662 SF	

APN: 290-430-005 Document #: 2026-0166196
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TRACT NO 29320-1 MapRef: MB 346 PG 94-99 Abbreviated Description: Subdivision:TRACT NO 29320-1 Map Ref:MB 346 PG 94-99Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

2	.7Mi.	**25007 PINE MOUNTAIN TER** **CORONA, CA 92883-3098**	05/04/2026	$690,000	$266	2587	/4/2.5	2005	8,712 SF	

APN: 290-540-004 Document #: 2026-0134566
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:36 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 069-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

3	.59Mi.	**10798 ROSEMARY WAY** **CORONA, CA 92883-3099**	04/20/2026	$725,000	$280	2587	/4/2.5	2005	6,534 SF	

APN: 290-530-018 Document #: 2026-0118046
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: GREENVIEW ESTATES PHASE IV MapRef: MB F PG 93 Abbreviated Description: Lot:18 Subdivision:GREENVIEW ESTATES PHASE IV Map Ref:MB F PG 93Abbreviated Description:TRA 059-126 City/Muni/Twp:CORONA City/Muni/Twp: CORONA

4	.64Mi.	**24924 PINE MOUNTAIN TER** **CORONA, CA 92883-3094**	04/09/2026	$680,000	$316	2150	/3/3	2005	3,920 SF	

APN: 290-531-006 Document #: 2026-0107404
Document Type: Price Code: R

ICE SiteX Report

OrderID: 97725988

Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:62 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:CORONA City/Muni/Twp: CORONA

5	.7Mi.	**25006 PINE CREEK LOOP** **CORONA, CA 92883-3092**	03/17/2026	$770,000	$297	2587	/4/2.5	2005	7,840 SF	

APN: 290-541-010 Document #: 2026-0080669
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:67 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.73Mi.	**25031 PINE MOUNTAIN TER** **CORONA, CA 92883-3098**	03/05/2026	$710,000	$306	2316	/4/2.5	2005	8,276 SF	

APN: 290-540-007 Document #: 2026-0067805
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:39 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

7	.74Mi.	**25019 CORAL CANYON RD** **CORONA, CA 92883-3089**	02/27/2026	$735,000	$341	2150	/3/3	2005	4,791 SF	

APN: 290-541-019 Document #: 2026-0061811
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:97 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:CORONA City/Muni/Twp: CORONA

8	.71Mi.	**25015 PINE MOUNTAIN TER** **CORONA, CA 92883-3098**	12/22/2025	$717,000	$309	2316	/4/2.5	2005	8,276 SF	Yes

APN: 290-540-005 Document #: 2025-0396304
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: TRACT NO 29335 MapRef: MB 350 PG 89 Abbreviated Description: Lot:37 Subdivision:TRACT NO 29335 Map Ref:MB 350 PG 89Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

9	.66Mi.	**24939 CORAL CANYON RD** **CORONA, CA 92883-3087**	11/03/2025	$720,000	$334	2150	/3/3	2005	4,356 SF	

APN: 290-532-016 Document #: 2025-0337874
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:87 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.66Mi.	**24934 PINE CREEK LOOP** **CORONA, CA 92883-3090**	10/23/2025	$690,000	$297	2316	/4/2.5	2005	4,791 SF	

APN: 290-532-005 Document #: 2025-0327355
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:76 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.12Mi.	**10350 MOJESKA SUMMIT RD** **CORONA, CA 92883-5428**	09/10/2025	$825,000	$266	3090	/4/2.5	2002	10,454 SF	

APN: 290-271-018 Document #: 2025-0277077
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: TRACT 23188 MapRef: MB 256 PG 63-70 Abbreviated Description: Lot:87 Subdivision:TRACT 23188 Map Ref:MB 256 PG 63-70Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.76Mi.	**24874 MULBERRY RD** **CORONA, CA 92883-8485**	06/20/2025	$742,500	$256	2899	/3/2.5	2006	6,534 SF	

APN: 290-431-015 Document #: 2025-0186781
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TRACT NO 293201 MapRef: MB 346 PG 94-99 Abbreviated Description: Lot:46 Subdivision:TRACT NO 293201 Map Ref:MB 346 PG 94-99Abbreviated Description:TRA 059-126 City/Muni/Twp:CORONA City/Muni/Twp: CORONA

13	.87Mi.	**25010 CLIFFROSE ST** **CORONA, CA 92883-8469**	04/30/2025	$965,000	$230	4187	/5/3.5	2004	7,840 SF	

APN: 290-440-035 Document #: 2025-0130061
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: TRACT NO 29320 2 MapRef: MB 346 PG 100 Abbreviated Description: Lot:58 Subdivision:TRACT NO 29320 2 Map Ref:MB 346 PG 100City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

14	.77Mi.	**11030 WHITEBARK LN** **CORONA, CA 92883-3070**	04/04/2025	$775,000	$297	2606	/4/2.5	2004	6,534 SF	

APN: 290-430-014 Document #: 2025-0101676
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: TRACT NO 29320 1 MapRef: MB 346 PG 94-99 Abbreviated Description: Lot:14 Subdivision:TRACT NO 29320 1 Map Ref:MB 346 PG 94-99Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

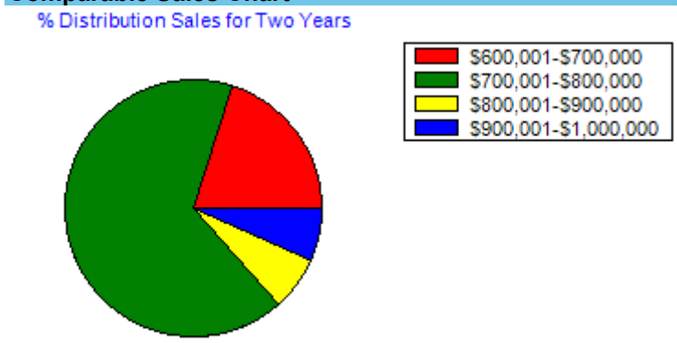
15	.73Mi.	**10790 BARBERRY CT** **CORONA, CA 92883-3083**	04/03/2025	$785,000	$303	2587	/4/2.5	2005	6,098 SF	

APN: 290-541-006 Document #: 2025-0100417
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: TRACT NO 29335 MapRef: MB 380 PG 89-93 Abbreviated Description: Lot:53 Subdivision:TRACT NO 29335 Map Ref:MB 380 PG 89-93Abbreviated Description:TRA 059-126 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 97725988

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10414 WHITECROWN CIR**			$728,280	2,786	/4/2.5	2002	11,761 SF	
.01Mi.	**10420 WHITECROWN CIR**	**07/00/2003**		$565,139	3,512	/4/2.5	2002	9,583 SF	
.01Mi.	**10408 WHITECROWN CIR**	**07/31/2020**		$522,097	3,090	/4/2.5	2002	10,454 SF	
.03Mi.	**10426 WHITECROWN CIR**	**07/00/2003**		$570,754	3,090	/4/2.5	2002	10,018 SF	Yes
.03Mi.	**10402 WHITECROWN CIR**			$546,154	2,786	/4/2.5	2002	11,761 SF	
.03Mi.	**10430 BALDY CT**	**12/03/2020**		$676,518	3,512	/4/2.5	2002	10,018 SF	
.04Mi.	**10432 WHITECROWN CIR**	**07/00/2003**		$508,977	2,786	/4/2.5	2002	10,454 SF	
.04Mi.	**10403 WHITECROWN CIR**	**12/07/2021**		$644,044	2,483	/3/2	2002	12,632 SF	Yes
.05Mi.	**10396 WHITECROWN CIR**			$478,073	3,512	/4/2.5	2002	12,196 SF	
.05Mi.	**10418 BALDY CT**			$505,367	2,786	/4/2.5	2002	8,276 SF	
.05Mi.	**10391 WHITECROWN CIR**	**10/00/2010**		$588,015	3,090	/4/2.5	2002	15,245 SF	
.05Mi.	**10435 BALDY CT**			$551,273	3,090	/4/2.5	2002	8,712 SF	
.05Mi.	**10438 WHITECROWN CIR**	**11/02/2021**		$785,293	3,090	/4/2.5	2002	10,018 SF	
.06Mi.	**10423 BALDY CT**	**09/00/2011**		$330,325	2,483	/3/2	2002	8,276 SF	
.06Mi.	**10406 BALDY CT**	**03/09/2022**		$707,907	3,512	/4/2.5	2002	10,890 SF	Yes
.06Mi.	**10384 WHITECROWN CIR**			$561,253	3,090	/4/2.5	2002	17,859 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	39.6 years old	Households:	10,894
Median Household Income:	$120,743	Households w/Family:	80%
Household Income Per Capita:	$48,137	Households w/Family Married:	64%
Most Common Education Level:	Some College	Households w/Family Children:	41%

School District

School District Zone:	Corona-Norco Unified School District	Students:	49,487
Number of Schools:	53	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.81Mi.	**Dr. Bernice Jameson Todd Elementary School** Number of Students: 1,018 Student-Teacher Ratio: 26.1	A-	Public	KG - 6
7.51Mi.	**Centennial High School** Number of Students: 2,712 Student-Teacher Ratio: 24.42 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

OrderID: 97725988

Flood Report

The Subject Property of **10414 WHITECROWN CIR, CORONA, CA 92883-9267** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	57%	NOTABLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	49%	SIGNIFICANTLY LOWER

Disaster Alerts

7/21/2024 - Hawarden Fire 9/11/2024 - Airport Fire

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