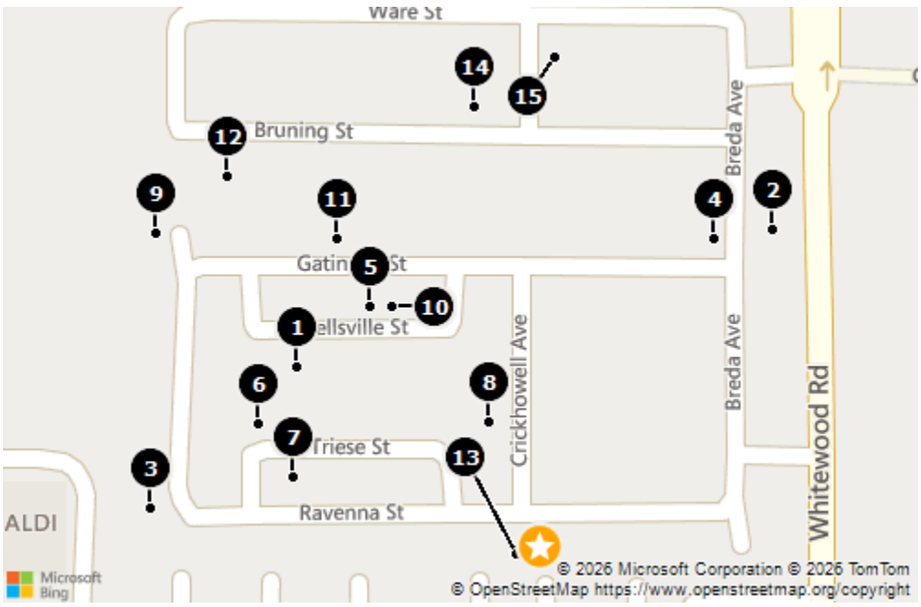
ICE SiteX Report

OrderID: 98612333

SiteX Property Information Report



Subject Property Location

28403 RAVENNA ST, MURRIETA, CA 92563-4403

County:	**RIVERSIDE CA**	Census Tract:	060650507.011033
Property Use:	Single Family Residential	Zoning:	RTR5
Parcel Number:	392-370-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$537,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$483,300 - $590,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	24-349
Assd Land Value:	$108,242	Market Land Value:		Tax Year:	2025
Assd Improvement:	$524,978	Market Improvment Value:		Total Taxable Value:	$8,473
Total Assessed Value:	$633,220	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	392370009
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Tract No: 30842-2
Abbreviated Description: .07 ACRES M/L IN LOT 21 MB 353/025 TR 30842-2
City/Muni/Twp: MURRIETA

Property Characteristics

Lot Size:	3,049 SF	Bedrooms:	3	Pool:	
Building Area:	1678 SF	Baths:	2.5	Fireplace:	1
Year Built:	2005	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:	05/29/2026	Sales Price:	$598,455
Document #:	2026-0163622 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	$333,504
Document #:	2022-0221910 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2022	Sales Price:	$585,000
Document #:	2022-0213966 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/14/2022		
Document Type:			
Legal Description:			

Lot: 21 Subdivision: TRACT NO 30842 2 Map Ref: MB 353 PG 25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	04/13/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98612333

Document #:	2021-0229693 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2
Abbreviated Description: .07 ACRES M/L IN LOT 21 MB 353/025 TR 30842-2
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	04/13/2021	Sales Price:	N/A
Document #:	2021-0229693 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/13/2021		
Document Type:			

Legal Description:
Lot: 21 Subdivision: TRACT NO 30842 2 Map Ref: MB 353 PG 25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	04/13/2021	Sales Price:	N/A
Document #:	2021-0229692 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/29/2021		
Document Type:			

Legal Description:
Lot: 21 Subdivision: TRACT NO 30842 2 Map Ref: MB 353 PG 25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	02/24/2021	Sales Price:	$341,696
Document #:	2021-0119480 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2018	Sales Price:	$324,837
Document #:	2018-0260592 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2018	Sales Price:	$348,000
Document #:	2018-0244835 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/16/2018		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB 353 PG 25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	01/24/2018	Sales Price:	N/A
Document #:	2018-0029533 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/23/2018		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB 353 PG 25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	01/18/2017	Sales Price:	N/A
Document #:	2017-0020520 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2016	Sales Price:	$318,000
Document #:	2016-0574591 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/28/2016		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	12/05/2016	Sales Price:	N/A
Document #:	2016-0540626 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/21/2016		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	12/02/2014	Sales Price:	$128,000
Document #:	2014-0459679 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/07/2014	Sales Price:	$270,000
Document #:	2014-0429704 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98612333

Contract Date: 09/30/2014
Document Type:
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date: 11/07/2014
Document #: 2014-0429703 BK-PG -
Contract Date: 11/06/2014
Document Type:
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date: 06/06/2012
Document #: 2012-0259446 BK-PG -
Document Type:
Sales Price: $137,600
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 05/11/2012
Document #: 2012-0217564 BK-PG -
Contract Date: 04/09/2012
Document Type:
Sales Price: $183,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date: 10/22/2010
Document #: 2010-0507330 BK-PG -
Contract Date: 06/09/2010
Document Type:
Sales Price: N/A
Type of Sale: Non-Arms Length Transfer
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date: 11/17/2009
Document #: 2009-0594829 BK-PG -
Contract Date: 10/12/2009
Document Type:
Sales Price: $172,000
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date: 09/04/2009
Document #: 2009-0463439 BK-PG -
Contract Date: 08/28/2009
Document Type:
Sales Price: $413,854
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29

Prior Transfer

Recording Date: 03/16/2007
Document #: 2007-0181076 BK-PG -
Document Type:
Sales Price: $74,593
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 03/15/2007
Document #: 2007-0180188 BK-PG -
Document Type:
Sales Price: $298,373
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 01/30/2007
Document #: 2007-0068228 BK-PG -
TD Due Date: 02/01/2027
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance: FIX
Legal Description:
Lot: 21 Tract No: 30842-2

Mortgage Record

Recording Date: 01/30/2007
Document #: 2007-0068227 BK-PG -
TD Due Date: 02/01/2037
Loan Amount: N/A
Loan Type: Unknown
Type Finance: FIX
Legal Description:
Lot: 21 Tract No: 30842-2

Mortgage Record

Recording Date: 01/06/2006
Document #: 2006-0015894 BK-PG -
TD Due Date: 01/01/2021
Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:

ICE SiteX Report

OrderID: 98612333

Legal Description:
Lot: 21 Tract No: 30842-2
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	01/06/2006	Sales Price:	$373,000
Document #:	2006-0015892 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/14/2005		
Document Type:			

Legal Description:
Lot: 21 Tract No: 30842-2 Map Ref: MB353 PG25-29
City/Muni/Twp: MURRIETA

Area Sales Analysis

Total Area Sales	$8,692,500	Median # of Bedrooms	4
Median Lot Size	3,484 SF	Median # of Baths	2.5
Median Living Area	1,950 SF	Median Year Built	2005
Price Range - 2 Yrs	$513,000 to $655,000	Age Range	21 years to 22 years
Median Value	$575,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**28325 WELLSVILLE ST** **MURRIETA, CA 92563-3498**	07/22/2026	$540,000	$374	1441	/3/2.5	2005	2,613 SF	
		APN: 392-370-047 Document #: 2026-0229649 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 88 Subdivision: TRACT NO 30842 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:88 Subdivision:TRACT NO 30842 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
2	.13Mi.	**35732 BREDA AVE** **MURRIETA, CA 92563-4401**	05/08/2026	$655,000	$279	2343	/4/2.5	2005	4,356 SF	
		APN: 392-360-081 Document #: 2026-0141719 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Subdivision: TRACT NO 30842-1 MapRef: MB 353 PG 4-7 Abbreviated Description: Lot:81 Subdivision:TRACT NO 30842-1 Map Ref:MB 353 PG 4-7Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
3	.13Mi.	**35899 GATINEAU ST** **MURRIETA, CA 92563-2499**	04/21/2026	$625,000	$320	1950	/4/2.5	2005	3,484 SF	
		APN: 392-370-027 Document #: 2026-0119784 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT NO 30842-2 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:39 Subdivision:TRACT NO 30842-2 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
4	.12Mi.	**28458 GATINEAU ST** **MURRIETA, CA 92563-3497**	03/17/2026	$513,000	$350	1464	/3/2.5	2005	3,920 SF	
		APN: 392-380-032 Document #: 2026-0080610 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: TRACT NO 30842-2 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:71 Subdivision:TRACT NO 30842-2 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
5	.1Mi.	**28354 WELLSVILLE ST** **MURRIETA, CA 92563-3498**	03/11/2026	$540,000	$332	1626	/3/2.5	2005	2,613 SF	
		APN: 392-380-038 Document #: 2026-0073859 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Subdivision: TRACT NO 30842 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:77 Subdivision:TRACT NO 30842 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
6	.1Mi.	**28308 TRIESE ST** **MURRIETA, CA 92563-4406**	03/11/2026	$575,000	$353	1626	/3/2.5	2005	2,613 SF	
		APN: 392-370-060 Document #: 2026-0074552 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 106 Subdivision: TRACT NO 30842-2 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:106 Subdivision:TRACT NO 30842-2 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-369 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
7	.09Mi.	**28319 TRIESE ST** **MURRIETA, CA 92563-4406**	02/20/2026	$528,500	$325	1626	/3/2.5	2005	2,613 SF	
		APN: 392-370-071 Document #: 2026-0053197 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 122 Subdivision: TRACT 308422 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:122 Subdivision:TRACT 308422 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
8	.04Mi.	**35839 CRICKHOWELL AVE** **MURRIETA, CA 92563-3499**	12/05/2025	$585,000	$300	1950	/4/2.5	2005	3,484 SF	
		APN: 392-380-048 Document #: 2025-0378473 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 117 Subdivision: TRACT NO 30842 2 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:117 Subdivision:TRACT NO 30842 2 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
9	.17Mi.	**35731 GATINEAU ST** **MURRIETA, CA 92563-2498**	11/25/2025	$560,000	$287	1950	/4/2.5	2005	6,534 SF	
		APN: 392-370-039 Document #: 2025-0368918 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Subdivision: TRACT NO 308422 MapRef: MB 353 PG 25-29 Abbreviated Description: Lot:51 Subdivision:TRACT NO 308422 Map Ref:MB 353 PG 25-29Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
10	.1Mi.	**28362 WELLSVILLE ST** **MURRIETA, CA 92563-3498**	10/28/2025	$528,000	$366	1441	/3/2.5	2005	3,049 SF	
		APN: 392-380-039 Document #: 2025-0332339 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78 Subdivision: TRACT NO 308422 MapRef: MB 353 PG 25 Abbreviated Description: Lot:78 Subdivision:TRACT NO 308422 Map Ref:MB 353 PG 25Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
11	.13Mi.	**28336 GATINEAU ST**	09/09/2025	$595,000	$305	1950	/4/2.5	2005	3,484 SF	

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MURRIETA, CA 92563-3496
APN: 392-380-019 Document #: 2025-0276150
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: TRACT NO 308422 MapRef: MB 353 PG 25 Abbreviated Description: Lot:58 Subdivision:TRACT NO 308422 Map Ref:MB 353 PG 25Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

12	.17Mi.	**28341 BRUNING ST**	08/22/2025	$645,000	$275	2343	/4/2.5	2004	4,356 SF

MURRIETA, CA 92563-4410
APN: 392-360-063 Document #: 2025-0260002
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: TRACT NO 308421 MapRef: MB 353 PG 4 Abbreviated Description: Lot:63 Subdivision:TRACT NO 308421 Map Ref:MB 353 PG 4Abbreviated Description:TRA 024-000 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

13	0Mi.	**28395 RAVENNA ST**	06/20/2025	$565,000	$289	1950	/4/2.5	2005	3,484 SF

MURRIETA, CA 92563-4404
APN: 392-370-010 Document #: 2025-0185384
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TRACT NO 30842 2 MapRef: MB 353 PG 25 Abbreviated Description: Lot:22 Subdivision:TRACT NO 30842 2 Map Ref:MB 353 PG 25Abbreviated Description:TRA 024-348 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

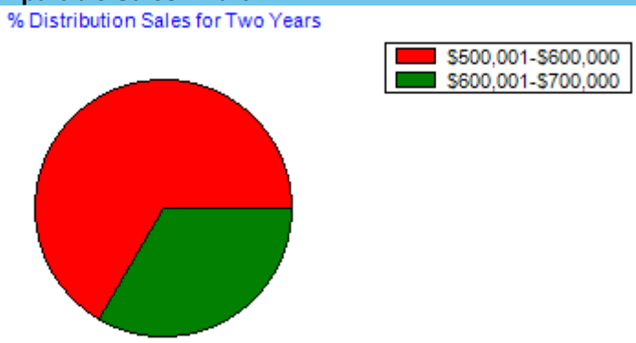
14	.15Mi.	**28402 BRUNING ST**	06/13/2025	$630,000	$274	2297	/4/2.5	2004	3,920 SF

MURRIETA, CA 92563-4411
APN: 392-360-053 Document #: 2025-0180331
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: TRACT NO 30842 1 MapRef: MB 353 PG 4-7 Abbreviated Description: Lot:53 Subdivision:TRACT NO 30842 1 Map Ref:MB 353 PG 4-7Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

15	.17Mi.	**28431 WARE ST**	06/05/2025	$608,000	$264	2297	/4/2.5	2005	4,356 SF

MURRIETA, CA 92563-4409
APN: 392-360-040 Document #: 2025-0170119
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: TRACT NO 308421 MapRef: MB 353 PG 4 Abbreviated Description: Lot:40 Subdivision:TRACT NO 308421 Map Ref:MB 353 PG 4Abbreviated Description:TRA 024-349 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

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.	**28403 RAVENNA ST**	**04/13/2021**		$633,220	1,678	/3/2.5	2005	3,049 SF	
.01Mi.	**28411 RAVENNA ST**			$226,059	1,678	/3/2.5	2005	3,049 SF	
.01Mi.	**28395 RAVENNA ST**	**08/19/2020**		$576,300	1,950	/4/2.5	2005	3,484 SF	
.01Mi.	**28419 RAVENNA ST**			$267,877	1,950	/4/2.5	2005	3,484 SF	
.02Mi.	**28387 RAVENNA ST**			$485,057	1,464	/3/2.5	2005	2,613 SF	
.02Mi.	**35884 CRICKHOWELL AVE**	**02/23/2021**		$236,973	1,464	/3/2.5	2005	2,613 SF	
.02Mi.	**28379 RAVENNA ST**			$244,082	1,678	/3/2.5	2005	3,049 SF	
.02Mi.	**28427 RAVENNA ST**			$273,186	1,950	/4/2.5	2005	3,484 SF	
.03Mi.	**28404 TRIESE ST**	**10/30/2020**		$332,649	1,441	/3/2.5	2005	3,049 SF	
.03Mi.	**35870 CRICKHOWELL AVE**			$377,182	1,464	/3/2.5	2005	2,613 SF	
.03Mi.	**28371 RAVENNA ST**			$537,410	1,950	/4/2.5	2005	3,484 SF	
.03Mi.	**28435 RAVENNA ST**			$216,573	1,678	/3/2.5	2005	3,049 SF	
.03Mi.	**28396 TRIESE ST**			$343,839	1,626	/3/2.5	2005	3,049 SF	
.03Mi.	**35856 CRICKHOWELL AVE**			$375,255	1,678	/3/2.5	2005	3,049 SF	
.04Mi.	**35853 CRICKHOWELL AVE**			$257,478	1,678	/3/2.5	2005	3,049 SF	
.04Mi.	**28363 RAVENNA ST**			$487,649	1,678	/3/2.5	2005	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

ICE SiteX Report

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Demographics & Income

Median Age:	35.4 years old	Households:	21,737
Median Household Income:	$105,389	Households w/Family:	83%
Household Income Per Capita:	$38,296	Households w/Family Married:	69%
Most Common Education Level:	Some College	Households w/Family Children:	46%

School District

School District Zone:	Menifee Union Elementary School District	Students:	12,253
Number of Schools:	18	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.27Mi.	**Bell Mountain Middle School** Number of Students: 1,066 Student-Teacher Ratio: 24.42	B-	Public	6 - 8
5.27Mi.	**Bell Mountain Middle School** Number of Students: 1,066 Student-Teacher Ratio: 24.42	B-	Public	6 - 8
2.08Mi.	**Oak Meadows Elementary School** Number of Students: 818 Student-Teacher Ratio: 22.11	B	Public	KG - 5
2.08Mi.	**Oak Meadows Elementary School** Number of Students: 818 Student-Teacher Ratio: 22.11	B	Public	KG - 5
4.75Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12
4.75Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **28403 RAVENNA ST, MURRIETA, CA 92563-4403** 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	41%	SIGNIFICANTLY LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	29%	SIGNIFICANTLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

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