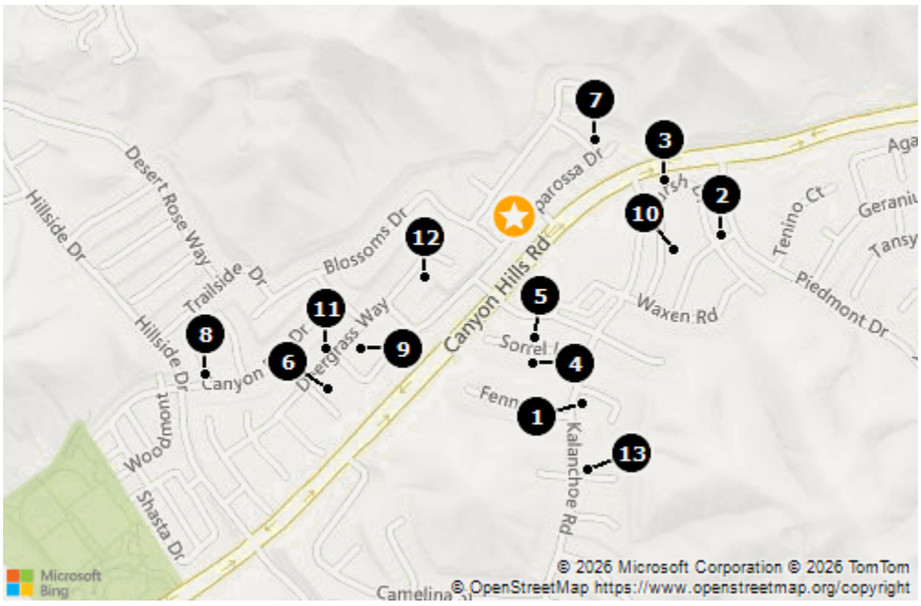
ICE SiteX Report

OrderID: 97528471

SiteX Property Information Report



Subject Property Location

34292 CHAPAROSSA DR, LAKE ELSINORE, CA 92532-2937

County:	**RIVERSIDE CA**	Census Tract:	060650427.332038
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	358-272-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$623,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$560,700 - $685,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-050
Assd Land Value:	$106,120	Market Land Value:		Tax Year:	2025
Assd Improvement:	$461,518	Market Improvment Value:		Total Taxable Value:	$9,823
Total Assessed Value:	$567,638	Total Assessor Market Value:		Delinquent Year:	2023
				Tax Account ID:	358272007
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 143 Tract No: 30493-7
Abbreviated Description: .15 ACRES IN LOT 143 MB 391/011 TR 30493-7
City/Muni/Twp: LAKE ELSINORE

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	4	Pool:	
Building Area:	2620 SF	Baths:	2.5	Fireplace:	1
Year Built:	2006	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:	06/16/2023	Sales Price:	N/A
Document #:	2023-0173830 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/10/2022	Sales Price:	N/A
Document #:	2022-0117520 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 143 Tract No: 30493-7
Abbreviated Description: .15 ACRES IN LOT 143 MB 391/011 TR 30493-7
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	03/10/2022	Sales Price:	N/A
Document #:	2022-0117520 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/09/2022		
Document Type:			

Legal Description:
Lot: 143 Subdivision: TRACT NO 30493 7 Map Ref: MB 391 PG 11-15
Abbreviated Description: PRIOR REF: 2021-0726036 12/09/2021
City/Muni/Twp: LAKE ELSINORE

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Prior Transfer

Recording Date:	12/09/2021	Sales Price:	$535,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2021	Sales Price:	$535,000
Document #:	2021-0726036 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/30/2021		
Document Type:			

Legal Description:
Lot: 143 Subdivision: TRACT NO 30493 7 Map Ref: MB 391 PG 11-15
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$253,000
Document #:	2021-0444491 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/09/2021	Sales Price:	$555,500
Document #:	2021-0414701 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/07/2021		
Document Type:			

Legal Description:
Lot: 143 Subdivision: TRACT NO 30493 7 Map Ref: MB 391 PG 11-15
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	01/21/2021	Sales Price:	$125,000
Document #:	2021-0040244 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/20/2021	Sales Price:	$253,400
Document #:	2021-0036765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/19/2021	Sales Price:	$253,400
Document #:	2021-0033771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/13/2021	Loan Amount:	N/A
Document #:	2021-0022015 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Lot: 1&2 Block: 21 Subdivision: BOOHERS ADDITION
City/Muni/Twp: NORTH LITTLE ROCK

Prior Transfer

Recording Date:	06/27/2013	Sales Price:	$272,943
Document #:	2013-0308614 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2013	Loan Amount:	N/A
Document #:	2013-0262217 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 143 Tract No: 30493-7
City/Muni/Twp: LAKE ELSINORE

Mortgage Record

Recording Date:	01/17/2007	Loan Amount:	N/A
Document #:	2007-0039044 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/18/2026	Type Finance:	

Legal Description:
Lot: 143 Tract No: 30493-7
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	07/25/2006	Sales Price:	N/A
Document #:	2006-0540834 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/11/2006		
Document Type:			

Legal Description:
Lot: 143 Tract No: 30493-7 Map Ref: MB391 PG11-15
City/Muni/Twp: LAKE ELSINORE

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Prior Transfer

Recording Date:	07/25/2006	Sales Price:	N/A
Document #:	2006-0540832 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/24/2006		
Document Type:			

Legal Description:
Lot: 143 Tract No: 30493-7 Map Ref: MB391 PG11-15
City/Muni/Twp: LAKE ELSINORE

Prior Transfer

Recording Date:	07/25/2006	Sales Price:	$496,500
Document #:	2006-0540831 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	07/14/2006		
Document Type:			

Legal Description:
Lot: 143 Tract No: 30493-7 Map Ref: MB391 PG11-15
City/Muni/Twp: LAKE ELSINORE

Area Sales Analysis

Total Area Sales	$7,878,000	Median # of Bedrooms	4
Median Lot Size	6,969 SF	Median # of Baths	2.5
Median Living Area	1,954 SF	Median Year Built	2013
Price Range - 2 Yrs	$540,000 to $695,000	Age Range	12 years to 20 years
Median Value	$608,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**35205 BACOPA CT** **LAKE ELSINORE, CA 92532-2637**	04/02/2026	$540,000	$417	1293	/3/2	2013	8,712 SF	
		APN: 358-400-033 Document #: 2026-0100295 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TRACT NO 30495 MapRef: MB 433 PG 1-14 Abbreviated Description: Lot:33 Subdivision:TRACT NO 30495 Map Ref:MB 433 PG 1-14Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
2	.28Mi.	**36250 PURSH DR** **LAKE ELSINORE, CA 92532-2566**	03/27/2026	$640,000	$206	3102	/5/3	2014	6,969 SF	
		APN: 358-580-001 Document #: 2026-0092873 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: TRACT MAP NO 36447 MapRef: MB 436 PG 97-103 Abbreviated Description: Lot:24 Subdivision:TRACT MAP NO 36447 Map Ref:MB 436 PG 97-103Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
3	.21Mi.	**36228 PURSH DR** **LAKE ELSINORE, CA 92532-2518**	02/19/2026	$630,000	$270	2326	/4/3	2014	8,276 SF	
		APN: 358-580-012 Document #: 2026-0051775 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: TRACT MAP 36447 MapRef: MB 436 PG 97-103 Abbreviated Description: Lot:35 Subdivision:TRACT MAP 36447 Map Ref:MB 436 PG 97-103Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
4	.2Mi.	**35135 SORREL LN** **LAKE ELSINORE, CA 92532-2801**	02/03/2026	$608,000	$269	2257	/4/2.75	2013	6,534 SF	
		APN: 358-390-037 Document #: 2026-0034164 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 114 Subdivision: TRACT NO 30495 MapRef: MB 433 PG 1-14 Abbreviated Description: Lot:114 Subdivision:TRACT NO 30495 Map Ref:MB 433 PG 1-14Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
5	.17Mi.	**35142 SORREL LN** **LAKE ELSINORE, CA 92532-2802**	01/22/2026	$570,000	$323	1760	/4/2	2013	6,534 SF	
		APN: 358-390-049 Document #: 2026-0020962 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 126 Subdivision: TRACT NO 30495 MapRef: MB 433 PG 1 Abbreviated Description: Lot:126 Subdivision:TRACT NO 30495 Map Ref:MB 433 PG 1Abbreviated Description:TRA 005-000 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
6	.34Mi.	**34236 BAJA CT** **LAKE ELSINORE, CA 92532-2930**	01/13/2026	$580,000	$296	1954	/4/2.5	2006	5,662 SF	
		APN: 358-250-029 Document #: 2026-0011106 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: TRACT NO 304934 MapRef: MB 391 PG 1 Abbreviated Description: Lot:54 Subdivision:TRACT NO 304934 Map Ref:MB 391 PG 1Abbreviated Description:TRA 005-087 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
7	.15Mi.	**34318 CHAPAROSSA DR** **LAKE ELSINORE, CA 92532-2918**	12/30/2025	$610,000	$197	3088	/5/2.75	2006	10,454 SF	Yes
		APN: 358-280-014 Document #: 2025-0402764 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 98 Subdivision: TRACT NO 30493-6 MapRef: MB 391 PG 8 Abbreviated Description: Lot:98 Subdivision:TRACT NO 30493-6 Map Ref:MB 391 PG 8Abbreviated Description:TRA 005-050 City/Muni/Twp:ELSINORE City/Muni/Twp: ELSINORE								
8	.27Mi.	**34221 TOYON CT** **LAKE ELSINORE, CA 92532-2933**	12/23/2025	$605,000	$309	1954	/4/2.5	2007	6,098 SF	
		APN: 358-250-045 Document #: 2025-0397343 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 66 Subdivision: TRACT NO 30493-5 MapRef: MB 391 PG 5-7 Abbreviated Description: Lot:66 Subdivision:TRACT NO 30493-5 Map Ref:MB 391 PG 5-7Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
9	.27Mi.	**34279 DEERGRASS WAY** **LAKE ELSINORE, CA 92532-2932**	12/16/2025	$575,000	$294	1954	/4/2.5	2007	5,227 SF	
		APN: 358-250-059 Document #: 2025-0390046 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 80 Subdivision: TRACT NO 304935 MapRef: MB 391 PG 5 Abbreviated Description: Lot:80 Subdivision:TRACT NO 304935 Map Ref:MB 391 PG 5Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE								
10	.22Mi.	**36213 PURSH DR** **LAKE ELSINORE, CA 92532-2518**	12/02/2025	$645,000	$338	1906	/4/2	2014	9,147 SF	

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APN: 358-580-021 Document #: 2025-0374448
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: TRACT MAP 36447 MapRef: MB 436 PG 97 Abbreviated Description: Lot:55 Subdivision:TRACT MAP 36447 Map Ref:MB 436 PG 97Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

11	.31Mi.	**34274 DEERGRASS WAY** **LAKE ELSINORE, CA 92532-2931**	11/17/2025	$615,000	$291	2110	/3/2.5	2007	6,969 SF	Yes

APN: 358-251-016 Document #: 2025-0359167
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 367 Subdivision: TRACT NO 30493 5 MapRef: MB 391 PG 5-7 Abbreviated Description: Lot:367 Subdivision:TRACT NO 30493 5 Map Ref:MB 391 PG 5-7Abbreviated Description:TRA 005-087 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

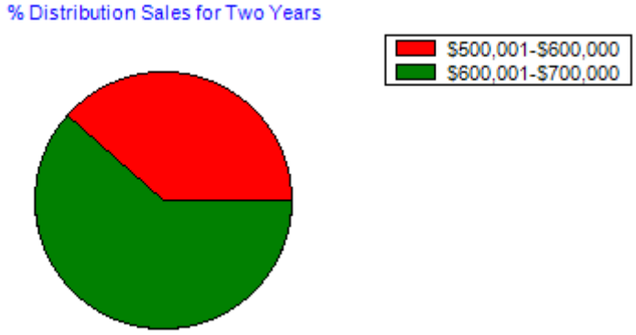
12	.14Mi.	**34305 DEERGRASS WAY** **LAKE ELSINORE, CA 92532-0800**	11/14/2025	$695,000	$259	2680	/4/2.5	2014	8,712 SF	

APN: 358-261-012 Document #: 2025-0357634
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 337 Subdivision: TRACT NO 30493 6 MapRef: MB 391 PG 8-10 Abbreviated Description: Lot:337 Subdivision:TRACT NO 30493 6 Map Ref:MB 391 PG 8-10Abbreviated Description:TRA 005-050 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

13	.35Mi.	**34212 KALANCHOE RD** **LAKE ELSINORE, CA 92532-3007**	09/04/2025	$565,000	$436	1293	/3/2	2014	7,405 SF	

APN: 358-411-005 Document #: 2025-0272367
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: TRACT NO 30495 MapRef: MB 433 PG 1-14 Abbreviated Description: Lot:40 Subdivision:TRACT NO 30495 Map Ref:MB 433 PG 1-14Abbreviated Description:TRA 005-048 City/Muni/Twp:LAKE ELSINORE City/Muni/Twp: LAKE ELSINORE

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.	**34292 CHAPAROSSA DR**	**03/10/2022**		$567,638	2,620	/4/2.5	2006	6,534 SF	
.01Mi.	**34290 CHAPAROSSA DR**	**12/00/2009**		$303,326	2,889	/4/2.5	2006	6,534 SF	
.01Mi.	**34294 CHAPAROSSA DR**	**05/10/2021**		$559,604	3,088	/5/2.75	2006	6,969 SF	
.02Mi.	**34288 CHAPAROSSA DR**	**01/26/2021**		$602,180	3,088	/5/2.75	2006	6,534 SF	
.02Mi.	**34296 CHAPAROSSA DR**	**09/00/2006**		$625,000	2,620	/4/2.5	2006	6,969 SF	
.02Mi.	**34297 HEATHER RIDGE RD**			$451,297	1,997	/3/2	2013	5,662 SF	Yes
.02Mi.	**34295 HEATHER RIDGE RD**			$251,677	2,951	/4/2.5	2013	5,662 SF	
.03Mi.	**34299 HEATHER RIDGE RD**			$418,965	2,695	/4/2.5	2013	5,662 SF	
.03Mi.	**34293 HEATHER RIDGE RD**			$412,000	2,544	/3/2.5	2013	5,662 SF	
.03Mi.	**34298 CHAPAROSSA DR**			$396,565	2,889	/4/2.5	2007	6,534 SF	
.03Mi.	**34286 CHAPAROSSA DR**	**03/00/2009**		$289,724	2,620	/4/2.5	2006	7,840 SF	
.03Mi.	**34301 HEATHER RIDGE RD**			$406,197	2,125	/3/2.5	2014	5,662 SF	
.03Mi.	**34297 CHAPAROSSA DR**	**11/00/2008**		$323,850	2,889	/4/2.5	2006	5,662 SF	
.03Mi.	**34295 CHAPAROSSA DR**	**03/00/2010**		$296,870	3,088	/5/2.75	2006	5,662 SF	
.04Mi.	**34299 CHAPAROSSA DR**	**02/00/2007**		$616,946	2,620	/4/2.5	2007	6,098 SF	
.04Mi.	**34291 HEATHER RIDGE RD**	**03/28/2022**		$621,336	2,125	/3/2.5	2014	6,969 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.9 years old	Households:	6,890
Median Household Income:	$102,237	Households w/Family:	82%
Household Income Per Capita:	$40,517	Households w/Family Married:	58%
Most Common Education Level:	Some College	Households w/Family Children:	45%

School District

School District Zone:	Perris Union High School District	Students:	11,832
Number of Schools:	9	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.65Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B+	Public	9 - 12
2.65Mi.	**Paloma Valley High School** Number of Students: 2,487 Student-Teacher Ratio: 22.86 Advanced Placement: Yes	B+	Public	9 - 12
2.09Mi.	**Menifee Valley Middle School** Number of Students: 941 Student-Teacher Ratio: 23.74	B+	Public	6 - 8
2.09Mi.	**Menifee Valley Middle School** Number of Students: 941 Student-Teacher Ratio: 23.74	B+	Public	6 - 8
0.12Mi.	**Herk Bouris Elementary School** Number of Students: 734 Student-Teacher Ratio: 23.3	D+	Public	KG - 5
0.12Mi.	**Herk Bouris Elementary School** Number of Students: 734 Student-Teacher Ratio: 23.3	D+	Public	KG - 5

Flood Report

The Subject Property of **34292 CHAPAROSSA DR, LAKE ELSINORE, CA 92532-2937** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	100%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	89%	LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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