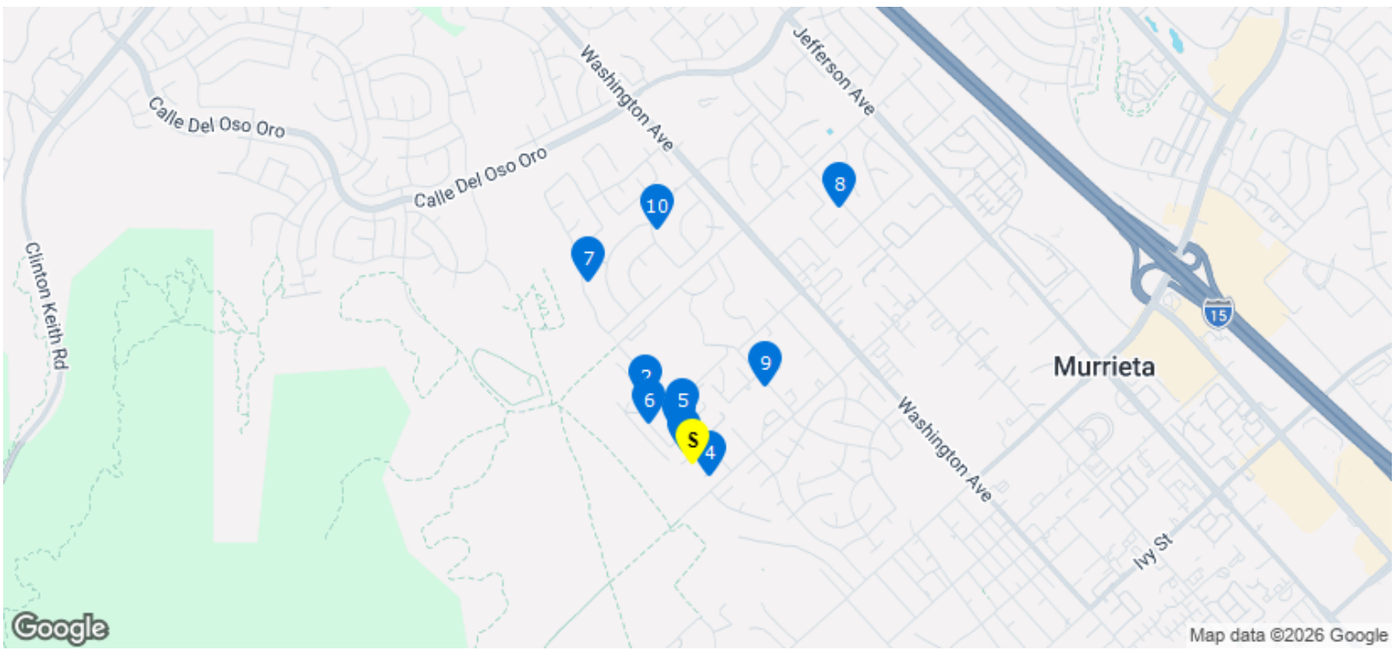
ICE SiteX Report

OrderID: 98779435

SiteX Property Information Report



Subject Property Location

42574 PORT LN, MURRIETA, CA 92562-5308

County:	**RIVERSIDE CA**	Census Tract:	0497.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	904-800-033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$891,000**	FSD:	19	Common Confidence Score:	40
Value Range:	$721,710 - $1,060,290	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	24-018
Assd Land Value:	$76,863	Market Land Value:		Tax Year:	2026
Assd Improvement:	$320,285	Market Improvment Value:		Total Taxable Value:	$7,287
Total Assessed Value:	$397,148	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	904800033
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Tract No: 28903-1

Abbreviated Description:	.18 ACRES M/L IN LOT 33 MB 332/018 TR 28903-1
City/Muni/Twp:	MURRIETA

Property Characteristics

Lot Size:	7,840 SF	Bedrooms:	5	Pool:	
Building Area:	3711 SF	Baths:	4.3	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	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:	12/18/2024	Sales Price:	N/A
Document #:	2024-0385126 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/01/2024	Sales Price:	N/A
Document #:	2024-0029833 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/11/2024	Loan Amount:	N/A
Document #:	2024-0011076 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/05/2024		
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: 0
City/Muni/Twp: MURRIETA

ICE SiteX Report

OrderID: 98779435

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	N/A
Document #:	2023-0001599 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/21/2022	Sales Price:	N/A
Document #:	2022-0509362 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/06/2022	Loan Amount:	N/A
Document #:	2022-0493016 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/28/2022		
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: MB 332 PG 18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	N/A
Document #:	2022-0493015 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/28/2022		
Document Type:	Deed		

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: MB 332 PG 18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$117,000
Document #:	2022-0472909 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/03/2022	Sales Price:	N/A
Document #:	2022-0456828 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/08/2022	Loan Amount:	N/A
Document #:	2022-0349051 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	07/30/2022		
TD Due Date:	07/30/2042	Type Finance:	

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: 0
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	06/08/2022	Sales Price:	$45,000
Document #:	2022-0260788 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/09/2021	Loan Amount:	N/A
Document #:	2021-0725871 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	11/16/2021		
TD Due Date:	11/16/2051	Type Finance:	

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: MB 332 PG 18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	12/09/2021	Sales Price:	N/A
Document #:	2021-0725870 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/16/2021		
Document Type:	Deed		

Legal Description:
Subdivision: TRACT NO 28903 1 Map Ref: MB 332 PG 18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	04/13/2016	Sales Price:	$320,126
Document #:	2016-0145213 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/31/2016	Loan Amount:	N/A
Document #:	2016-0124991 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/23/2016		
TD Due Date:	04/01/2046	Type Finance:	

ICE SiteX Report

OrderID: 98779435

Legal Description:
Tract No: 28903-1 Map Ref: 0
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	10/10/2014	Sales Price:	$320,126
Document #:	2014-0387107 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/30/2012	Loan Amount:	N/A
Document #:	2012-0149136 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/27/2012		
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	03/30/2012	Sales Price:	$310,000
Document #:	2012-0149135 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	03/27/2012		
Document Type:	Deed		

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	07/22/2011	Sales Price:	$334,526
Document #:	2011-0322933 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	07/20/2011		
Document Type:	Deed		

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$304,400
Document #:	2011-0091826 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/27/2008	Loan Amount:	N/A
Document #:	2008-0095368 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/20/2008		
TD Due Date:	03/01/2023	Type Finance:	

Legal Description:
Tract No: 28903-1 Map Ref: 0
City/Muni/Twp: MURRIETA

Mortgage Record

Recording Date:	02/27/2008	Loan Amount:	N/A
Document #:	2008-0095367 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/05/2008		
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	02/27/2008	Sales Price:	$380,500
Document #:	2008-0095366 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	02/05/2008		
Document Type:	Deed		

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	01/14/2008	Sales Price:	$493,686
Document #:	2008-0018835 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	01/10/2008		
Document Type:	Deed		

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Mortgage Record

Recording Date:	07/26/2005	Loan Amount:	N/A
Document #:	2005-0595351 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	07/20/2005		
TD Due Date:		Type Finance:	Other

Legal Description:
Tract No: 28903-1 Map Ref: 0
City/Muni/Twp: MURRIETA

ICE SiteX Report

OrderID: 98779435

Mortgage Record

Recording Date:	07/26/2005	Loan Amount:	N/A
Document #:	2005-0595350 BK-PG -	Loan Type:	Negative Amortization
Contract Date:	07/19/2005		
TD Due Date:	08/01/2035	Type Finance:	ADJ

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Prior Transfer

Recording Date:	07/26/2005	Sales Price:	$563,500
Document #:	2005-0595349 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/19/2005		
Document Type:	Deed		

Legal Description:
Tract No: 28903-1 Map Ref: MB332 PG18-22
City/Muni/Twp: MURRIETA

Area Sales Analysis

Total Area Sales	$11,203,500	Median # of Bedrooms	5
Median Lot Size	10,672 SF	Median # of Baths	4
Median Living Area	3,842 SF	Median Year Built	2005
Price Range - 2 Yrs	$742,500 to $1,825,000	Age Range	9 years to 25 years
Median Value	$1,137,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**42562 SAUTERNES LN** **MURRIETA, CA 92562-5307**	06/16/2025	$1,235,000	$321	3842	/5/4.3	2005	10,890 SF	P
		APN: 904-800-020 Document #: 2025-0180739 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: TRACT NO 28903 1 MapRef: MB 332 PG 18-22 Abbreviated Description: Lot:20 Subdivision:TRACT NO 28903 1 Map Ref:MB 332 PG 18-22Abbreviated Description:TRA 024-018 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
2	.09Mi.	**24089 GOLDEN MIST DR** **MURRIETA, CA 92562-5303**	10/02/2026	$742,500	$200	3711	/5/4.3	2005	7,405 SF	
		APN: 904-811-012 Document #: 2026-0308871 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 74 Subdivision: TRACT 28903-1 MapRef: MB 332 PG 18-22 Abbreviated Description: Lot:74 Subdivision:TRACT 28903-1 Map Ref:MB 332 PG 18-22Abbreviated Description:TRA 024-018 City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.13Mi.	**24080 GOLDEN MIST DR** **MURRIETA, CA 92562-5303**	11/12/2025	$1,100,000	$286	3842	/5/4.3	2005	12,632 SF	
		APN: 904-811-015 Document #: 2025-0354108 Document Type: Grant Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 77 Subdivision: TRACT NO 289031 MapRef: MB 332 PG 18-22 Abbreviated Description: Lot:77 Subdivision:TRACT NO 289031 Map Ref:MB 332 PG 18-22Abbreviated Description:TRA 024-018 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
4	.15Mi.	**42490 AZURE SKY CT** **MURRIETA, CA 92562-7703**	09/10/2026	$1,490,000	$517	2883	/4/2.8	2007	25,700 SF	P
		APN: 906-740-012 Document #: 2026-0284900 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TRACT NO 32050 MapRef: MB 394 PG 67-69 Abbreviated Description: Lot:12 Subdivision:TRACT NO 32050 Map Ref:MB 394 PG 67-69Abbreviated Description:TRA 024-235 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
5	.18Mi.	**42587 SHERRY LN** **MURRIETA, CA 92562-5311**	02/11/2026	$1,175,000	$306	3842	/5/4.3	2005	13,503 SF	P
		APN: 904-810-009 Document #: 2026-0044057 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 48 Subdivision: TRACT NO 28903-1 MapRef: MB 332 PG 18-22 Abbreviated Description: Lot:48 Subdivision:TRACT NO 28903-1 Map Ref:MB 332 PG 18-22Abbreviated Description:TRA 024-000 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
6	.22Mi.	**42510 VANCOUVER PL** **MURRIETA, CA 92562-7522**	09/18/2025	$800,000	$277	2890	/4/2.5	2005	14,374 SF	
		APN: 906-730-022 Document #: 2025-0287032 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: TRACT NO 28148 MapRef: MB 356 PG 48-52 Abbreviated Description: Subdivision:TRACT NO 28148 Map Ref:MB 356 PG 48-52Abbreviated Description:TRA 024-022 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
7	.23Mi.	**24111 SEMILLON LN** **MURRIETA, CA 92562-5301**	06/04/2026	$1,200,000	$312	3842	/5/4.3	2004	7,405 SF	P
		APN: 904-812-002 Document #: 2026-0170669 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 90 Subdivision: TRACT 28903-1 MapRef: MB 332 PG 18-22 Abbreviated Description: Lot:90 Subdivision:TRACT 28903-1 Map Ref:MB 332 PG 18-22Abbreviated Description:TRA 024-018 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
8	.23Mi.	**42411 NARCISO CT** **MURRIETA, CA 92562-9724**	07/02/2025	$690,000	$304	2270	/3/2	1998	8,712 SF	
		APN: 906-362-001 Document #: 2025-0203259 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TRACT NO 230953 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:17 Subdivision:TRACT NO 230953 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA								
9	.24Mi.	**42509 MONAHAN PL** **MURRIETA, CA 92562-7523**	04/23/2025	$1,000,000	$269	3711	/5/4.3	2005	13,503 SF	P
		APN: 906-730-031 Document #: 2025-0121440 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 31 Subdivision: TRACT NO 24148 MapRef: MB 356 PG 48-52 Abbreviated Description: Lot:31 Subdivision:TRACT NO 24148 Map Ref:MB 356 PG 48-52Abbreviated Description:TRA 024-081 City/Muni/Twp:MURIETA City/Muni/Twp: MURIETA								
10	.26Mi.	**42518 MONAHAN PL** **MURRIETA, CA 92562-7523**	06/09/2025	$1,125,000	$293	3842	/5/4.3	2005	10,454 SF	P

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APN: 906-730-032 Document #: 2025-0173975
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: TRACT NO 28148 MapRef: MB 356 PG 48-52 Abbreviated Description: Lot:32 Subdivision:TRACT NO 28148 Map Ref:MB 356 PG 48-52Abbreviated Description:TRA 024-081 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

11	.27Mi.	**24320 CALLE ESTANCIA** **MURRIETA, CA 92562-6158**	10/27/2026	$715,000	$237	3017	/4/3	2000	7,405 SF	

APN: 906-361-014 Document #: 2026-0334333
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: TRACT NO 23095 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:14 Subdivision:TRACT NO 23095 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

12	.27Mi.	**24407 WHITAKER WAY** **MURRIETA, CA 92562-7521**	06/03/2025	$950,000	$247	3842	/5/4.3	2005	8,276 SF	P

APN: 906-730-008 Document #: 2025-0167927
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: TRACT NO 28148 MapRef: MB 356 PG 48-52 Abbreviated Description: Subdivision:TRACT NO 28148 Map Ref:MB 356 PG 48-52Abbreviated Description:TRA 024-181 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

13	.31Mi.	**42497 CORTE CANTANTE** **MURRIETA, CA 92562-6174**	06/12/2025	$653,000	$222	2940	/4/2.8	1999	11,761 SF	P

APN: 906-371-005 Document #: 2025-0178804
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TRACT NO 23095 3 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:46 Subdivision:TRACT NO 23095 3 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-000 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

14	.35Mi.	**24392 CALLE ESTANCIA** **MURRIETA, CA 92562-6168**	07/28/2026	$735,000	$334	2200	/4/2.5	2000	7,840 SF	

APN: 906-372-005 Document #: 2026-0234781
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: TRACT NO 23095 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:61 Subdivision:TRACT NO 23095 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

15	.35Mi.	**24400 CALLE ESTANCIA** **MURRIETA, CA 92562-6170**	04/22/2025	$755,000	$250	3017	/4/3	2000	7,405 SF	

APN: 906-372-004 Document #: 2025-0119953
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: TRACT NO 230953 MapRef: MB 262 PG 71 Abbreviated Description: Lot:60 Subdivision:TRACT NO 230953 Map Ref:MB 262 PG 71Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

16	.36Mi.	**24361 CORTE SANINO** **MURRIETA, CA 92562-6146**	07/24/2026	$799,000	$325	2460	/5/3	1998	7,840 SF	P

APN: 906-372-017 Document #: 2026-0231768
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: TRACT NO 23095 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:79 Subdivision:TRACT NO 23095 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

17	.37Mi.	**42455 CIRCULO CAVINARA** **MURRIETA, CA 92562-6149**	09/12/2025	$825,000	$310	2661	/4/2.8	2000	7,840 SF	

APN: 906-371-010 Document #: 2025-0281146
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: TRACTNO 230953 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:51 Subdivision:TRACTNO 230953 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

18	.38Mi.	**24342 COPPERHEAD CIR** **MURRIETA, CA 92562-6142**	04/30/2026	$780,000	$408	1912	/4/2	1991	10,018 SF	

APN: 906-322-012 Document #: 2026-0131505
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: TRACT NO 23095-2 MapRef: MB 208 PG 96-102 Abbreviated Description: Lot:64 Subdivision:TRACT NO 23095-2 Map Ref:MB 208 PG 96-102Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

19	.39Mi.	**24341 KENTUCKY DERBY WAY** **MURRIETA, CA 92562-6139**	03/02/2026	$552,000	$289	1912	/4/2	1991	8,276 SF	

APN: 906-322-011 Document #: 2026-0062918
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: TRACT NO 23095-2 MapRef: MB 208 PG 96-102 Abbreviated Description: Lot:63 Subdivision:TRACT NO 23095-2 Map Ref:MB 208 PG 96-102Abbreviated Description:TRA 022-047 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

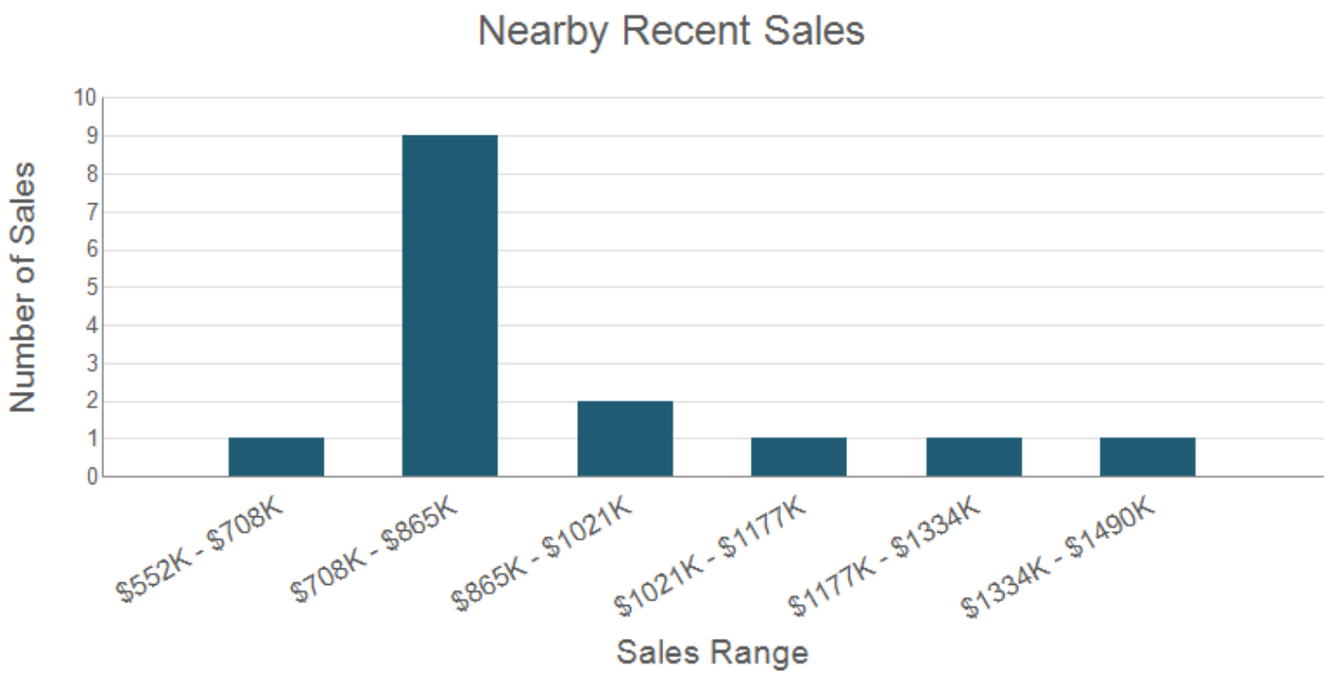
20	.4Mi.	**42466 CIRCULO CAVINARA** **MURRIETA, CA 92562-6149**	09/15/2026	$739,000	$245	3017	/4/3	2000	7,405 SF	P

APN: 906-371-015 Document #: 2026-0288380
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: TRACT 23095 MapRef: MB 262 PG 71-79 Abbreviated Description: Lot:56 Subdivision:TRACT 23095 Map Ref:MB 262 PG 71-79Abbreviated Description:TRA 024-077 City/Muni/Twp:MURRIETA City/Muni/Twp: MURRIETA

ICE SiteX Report

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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.	**42574 PORT LN**	**12/09/2021**		$397,148	3,711	/5/4.3	2005	7,840 SF	
.01Mi.	**42562 PORT LN**			$577,446	3,233	/4/2.8	2005	7,840 SF	P
.02Mi.	**42586 PORT LN**			$518,048	3,842	/5/4.3	2005	9,583 SF	
.02Mi.	**42571 SAUTERNES LN**	**10/27/2020**		$712,129	3,233	/5/2.8	2005	7,840 SF	P
.02Mi.	**42550 PORT LN**			$874,632	3,842	/5/4.3	2005	7,840 SF	P
.02Mi.	**42559 SAUTERNES LN**	**09/24/2021**		$450,244	3,842	/5/4.3	2005	7,840 SF	
.02Mi.	**42583 SAUTERNES LN**	**09/16/2020**		$526,644	3,177	/5/4.3	2005	7,405 SF	
.03Mi.	**42547 SAUTERNES LN**			$472,261	3,177	/5/4.3	2005	7,840 SF	P
.03Mi.	**24165 MADEIRA LN**			$707,950	3,233	/4/2.8	2005	10,018 SF	P
.03Mi.	**24150 MADEIRA LN**	**04/09/2021**		$942,990	3,233	/4/2.8	2005	8,712 SF	
.03Mi.	**42595 SAUTERNES LN**			$786,295	3,842	/5/4.3	2005	8,276 SF	P
.04Mi.	**42538 PORT LN**	**04/16/2021**		$779,698	3,711	/5/4.3	2005	8,276 SF	
.04Mi.	**24153 MADEIRA LN**			$621,578	3,711	/5/4.3	2005	6,969 SF	P
.04Mi.	**42535 SAUTERNES LN**	**10/23/2020**		$519,203	3,842	/5/4.3	2005	9,147 SF	
.04Mi.	**24149 GOLDEN MIST DR**			$614,310	3,711	/5/4.3	2005	7,840 SF	
.04Mi.	**24138 MADEIRA LN**	**04/14/2021**		$862,920	3,842	/5/4.3	2005	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.5 years old	Households:	22,644
Median Household Income:	$107,938	Households w/Family:	80%
Household Income Per Capita:	$42,679	Households w/Family Married:	61%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	Murrieta Valley Unified School District	Students:	21,712
Number of Schools:	21	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Thompson Middle School** Number of Students: 1,565 Student-Teacher Ratio: 25.21	B+	Public	6 - 8
0.39Mi.	**Murrieta Valley High School** Number of Students: 2,104 Student-Teacher Ratio: 22.45	A-	Public	9 - 12

ICE SiteX Report

OrderID: 98779435

Advanced Placement: Yes

1.11Mi. **Murrieta Elementary School** B+ Public KG - 5
Number of Students: 893
Student-Teacher Ratio: 25.88

Flood Report

The Subject Property of **42574 PORT LN, MURRIETA, CA 92562-5308** 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	54%	NOTABLY LOWER
BURGLARY	51%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	39%	SIGNIFICANTLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

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