

46480 Via Vaquero, Temecula, CA 92590-5115, Riverside County

Owner Information

Owner Name:	Eisenberg Steven K	Tax Billing Zip:	92590
Owner Name 2:	Eisenberg Gayle A	Tax Billing Zip+4:	5115
Mail Owner Name:	Steven K & Gayle A Eisenberg	Owner Vesting:	Husband/Wife
Tax Billing Address:	46480 Via Vaquero	Owner Occupied:	Yes
Tax Billing City & State:	Temecula, CA		

Location Information

Zip Code:	92590	School District:	Murrieta Vly
Carrier Route:	C005	Comm College District Code:	Mt Jacinto
Zoning:	R-A-5	Census Tract:	512.00

Tax Information

APN :	938-060-020	Tax Area:	082016
Alternate APN:	938-060-020	Lot:	2
Exemption(s):	Homeowner	Water Tax Dist:	Rancho Calif Div San
% Improved:	76%		
Legal Description:	4.94 ACRES NET IN PAR 2 PM 065/079 PM 12951		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$959,000	\$959,000	\$825,000
Assessed Value - Land	\$228,000	\$228,000	\$196,000
Assessed Value - Improved	\$731,000	\$731,000	\$629,000
YOY Assessed Change (\$)	\$0	\$134,000	
YOY Assessed Change (%)	0%	16.24%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$12,589		
2013	\$11,196	-\$1,393	-11.07%
2014	\$12,811	\$1,615	14.42%

Special Assessment	Tax Amount
Rancho Water Santa Rosa Divisi	\$1,140.00
Fld Cntl Stormwater/Cleanwater	\$5.42
De Luz Com Srv Benefit Chg	\$526.74
De Luz Csd Sheriff Special Tax	\$80.66
Santa Rosa Ranches Wtr Stdbv	\$345.40
Mwd Standby West	\$45.58
Total Of Special Assessments	\$2,143.80

Characteristics

County Land Use:	Single Fam Resid	Sewer:	None
Universal Land Use:	SFR	Heat Type:	Central
Lot Acres:	4.94	Cooling Type:	Central
Lot Area:	215,186	Garage Type:	Attached Garage
Building Sq Ft:	4,231	Garage Sq Ft:	1,036
Gross Area:	5,267	Parking Type:	Attached Garage
Stories:	2	Parking Spaces:	MLS: 3
Bedrooms:	4	Roof Material:	Tile
Total Baths:	4	Pool:	Pool
Full Baths:	3	Year Built:	2004
Half Baths:	1	Other Impvs:	Yes
Fireplaces:	1	# of Buildings:	1
Water:	Type Unknown		

Estimated Value

RealAVM™ (1):	\$1,299,341	Confidence Score (2):	67
RealAVM™ Range:	\$1,013,486 - \$1,585,196	Forecast Standard Deviation (3):	22
Value As Of:	10/23/2015		

(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 60 - 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.

Listing Information

MLS Listing Number:	SW15104078	MLS Current List Price:	\$1,495,000
MLS Status:	Active	MLS Original List Price:	\$1,550,000
MLS Area:	202 - TEMECULA-HILLS WEST	MLS Listing Agent:	Tnichkat-Kathy Nichols
MLS Status Change Date:	05/07/2015	MLS Listing Broker:	CENTURY 21 WRIGHT

MLS Listing #	P387287	H404200	T231090
MLS Status	Closed Sale	Closed Sale	Closed Sale
MLS Listing Date	04/19/2004	04/19/2004	06/12/2002
MLS Listing Price	\$1,175,000	\$1,175,000	\$109,000
MLS Orig Listing Price	\$1,175,000		
MLS Close Date	08/04/2004	06/25/2004	07/22/2002
MLS Listing Close Price	\$1,175,000	\$1,135,000	\$105,000
MLS Listing Cancellation Date	08/04/2004	06/25/2004	07/22/2002

Last Market Sale & Sales History

Recording Date:	06/24/2004	Sale Type:	Full
Sale Date:	06/07/2004	Deed Type:	Grant Deed
Sale Price:	\$1,135,000	Owner Name:	Eisenberg Steven K
Price Per Square Feet:	\$268.26	Owner Name 2:	Eisenberg Gayle A
Document Number:	489880	Seller:	Via Vertex LLC

Recording Date	06/24/2004	07/22/2002	02/22/1989	12/11/1987
Sale Date	06/07/2004	07/03/2002	01/1989	11/1987
Sale Price	\$1,135,000	\$105,000	\$75,000	
Buyer Name	Eisenberg Steven K & Gayle A	Via Vertex LLC	Roche Gerald H	Kosch Antoinette M
Seller Name	Via Vertex LLC	Roche Gerald H	Kusch Antoinette M	Rancho 45 Ltd
Document Number	489880	398653	54863	351076
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Mortgage History

Mortgage Date	11/07/2003	07/31/2003	02/22/1989
Mortgage Amount	\$76,570	\$250,000	\$50,000
Mortgage Lender	Temecula Vly Bk Na	Temecula Vly Bk Na	
Mortgage Code	Conventional		Private Party Lender

Courtesy of Jeanette Young, Gold Shield Realty Group, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail