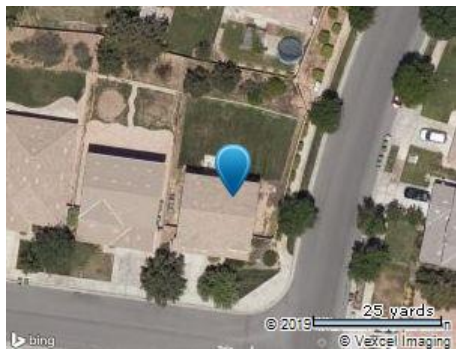


# 1392 Burdock St, Beaumont, CA 92223-8484, Riverside County



<b>3</b>	<b>2,187</b>	<b>7,841</b>	<b>\$319,000</b>
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
<b>3</b>	<b>2007</b>	<b>SFR</b>	<b>03/23/2016</b>
MLS Baths	Yr Built	Type	Sale Date

Active Listing 

## Owner Information

Owner Name:	<b>Barnhart Nicholas W</b>	Tax Billing City & State:	<b>Beaumont, CA</b>
Owner Name 2:	<b>Olena Vasytsova</b>	Tax Billing Zip:	<b>92223</b>
Mail Owner Name:	<b>Nicholas W Barnhart</b>	Tax Billing Zip+4:	<b>8484</b>
Tax Billing Address:	<b>1392 Burdock St</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Zip Code:	<b>92223</b>	School District:	<b>Beaumont</b>
Carrier Route:	<b>C003</b>	Comm College District Code:	<b>Mt Jacinto</b>
Tract Number:	<b>31468-8</b>	Census Tract:	<b>438.21</b>

## Tax Information

APN :	<b>419-690-017</b>	Tax Area:	<b>002051</b>
Alternate APN:	<b>419-690-017</b>	Lot:	<b>128</b>
% Improved:	<b>84%</b>	Water Tax Dist:	<b>San Gorgonio Pass</b>
Legal Description:	<b>.18 ACRES M/L IN LOT 128 MB 418/091 TR 31468-8</b>		

## Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$295,473	\$289,680	\$156,030
Assessed Value - Land	\$46,818	\$45,900	\$41,607
Assessed Value - Improved	\$248,655	\$243,780	\$114,423
YOY Assessed Change (\$)	\$5,793	\$133,650	
YOY Assessed Change (%)	2%	85.66%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$4,936		
2017	\$6,829	\$1,892	38.34%
2018	\$6,724	-\$104	-1.53%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.74
Cfd 93-1 Ia 8c Beaumont	\$2,318.56
San Gorgonio Hospital Measure	\$55.10
Cfd 93-1 Ia 8c Beaumont Servic	\$337.56
Total Of Special Assessments	\$2,714.96

## Characteristics

County Land Use:	<b>Single Fam Resid</b>	Water:	<b>Type Unknown</b>
Universal Land Use:	<b>SFR</b>	Sewer:	<b>Type Unknown</b>
Lot Acres:	<b>0.18</b>	Heat Type:	<b>Central</b>
Lot Area:	<b>7,841</b>	Cooling Type:	<b>Central</b>
Building Sq Ft:	<b>2,187</b>	Garage Type:	<b>Attached Garage</b>
Gross Area:	<b>2,640</b>	Garage Sq Ft:	<b>453</b>
Stories:	<b>2</b>	Parking Type:	<b>Attached Garage</b>
Bedrooms:	<b>3</b>	Parking Spaces:	<b>MLS: 2</b>

Courtesy of GEORGE LAWSON, REALTY MASTERS & ASSOCIATES, California Regional MLS

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## Property Detail

Generated on 05/23/2019

Page 1 of 18

Total Baths: **3**  
 MLS Total Baths: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Quality: **Average**

Roof Material: **Tile**  
 Construction Type: **Frame**  
 Year Built: **2007**  
 Other Impvs: **Yes**  
 # of Buildings: **1**

### Estimated Value

RealAVM™ (1): **\$364,000**  
 RealAVM™ Range: **\$327,600 - \$400,400**  
 Value As Of: **05/14/2019**

Confidence Score (2): **75**  
 Forecast Standard Deviation (3): **10**

- (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: **IV19119443**      MLS Current List Price: **\$319,000**  
 MLS Status: **Active**      MLS Original List Price: **\$319,000**  
 MLS Area: **263 - BANNING/BEAUMONT/CHERRY VALLEY**      MLS Listing Agent: **I lawsgeo-George Lawson**  
 MLS Status Change Date: **05/22/2019**      MLS Listing Broker: **REALTY MASTERS & ASSOCIATES**

MLS Listing #	Iv19119443	Iv19119443	Ev19081739	Ev19081739	Iv16004678
MLS Status	Active	Active	Canceled	Cancelled	Closed
MLS Listing Date	05/21/2019	05/21/2019	04/11/2019	04/11/2019	01/08/2016
MLS Listing Price	\$319,000	\$319,000	\$367,000	\$367,000	\$284,900
MLS Orig Listing Price	\$319,000	\$319,000	\$367,000	\$367,000	\$284,900
MLS Close Date					05/10/2016
MLS Listing Close Price		\$0		\$0	\$284,000
MLS Listing Cancellation Date			05/16/2019	05/16/2019	03/11/2016

MLS Listing #	Iv16004678	Iv13136233	Iv13136233
MLS Status	Sold	Canceled	Cancelled
MLS Listing Date	01/08/2016	07/10/2013	07/10/2013
MLS Listing Price	\$284,900	\$1,645	\$1,645
MLS Orig Listing Price	\$284,900	\$1,645	\$1,645
MLS Close Date	05/10/2016		
MLS Listing Close Price	\$284,000		\$0
MLS Listing Cancellation Date	03/11/2016	08/20/2013	08/22/2013

### Last Market Sale & Sales History

Recording Date: **05/09/2016**      Sale Type: **Full**  
 Sale Date: **03/23/2016**      Deed Type: **Grant Deed**  
 Sale Price: **\$284,000**      Owner Name: **Barnhart Nicholas W**  
 Price Per Square Feet: **\$129.86**      Owner Name 2: **Olena Vasytsova**  
 Document Number: **187112**      Seller: **Freo California LLC**

Recording Date	07/08/2016	05/09/2016	05/09/2016	12/24/2014	07/05/2012
Sale Date	06/20/2016	03/23/2016	04/04/2016	12/03/2014	06/05/2012
Sale Price		\$284,000			\$150,000
Nominal	Y		Y	Y	
Buyer Name	Barnhart Nicholas W	Barnhart Nicholas W	Barnhart Nicholas	Freo California LLC	Sti Properties LLC
Seller Name	Barnhart Nicholas W	Freo California LLC	Vasytsova Olena	Sti Properties LLC	Pena Arnold
Document Number	284646	187112	187111	491243	313528

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**Property Detail**

Generated on 05/23/2019

Page 2 of 18

Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed	Grant Deed
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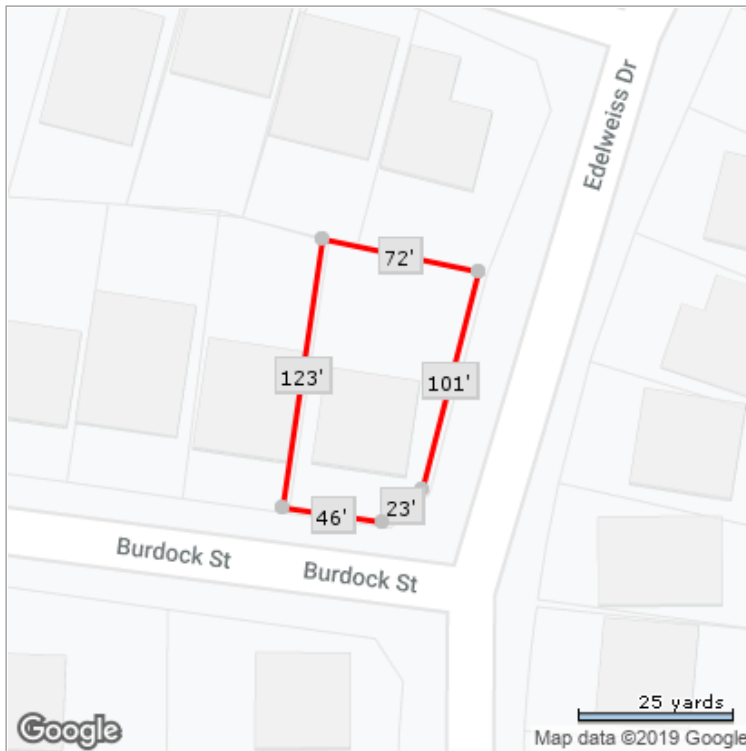
## Mortgage History

Mortgage Date	05/09/2016	08/02/2011	08/30/2007	08/30/2007
Mortgage Amount	\$269,800	\$345,952	\$280,000	\$70,000
Mortgage Lender	Mountain West Fin'l Inc	Bac Hm Lns Svcng Lp	Countrywide Kb Hm Lns	Countrywide Kb Hm Lns
Mortgage Code	Conventional	Conventional	Conventional	Conventional

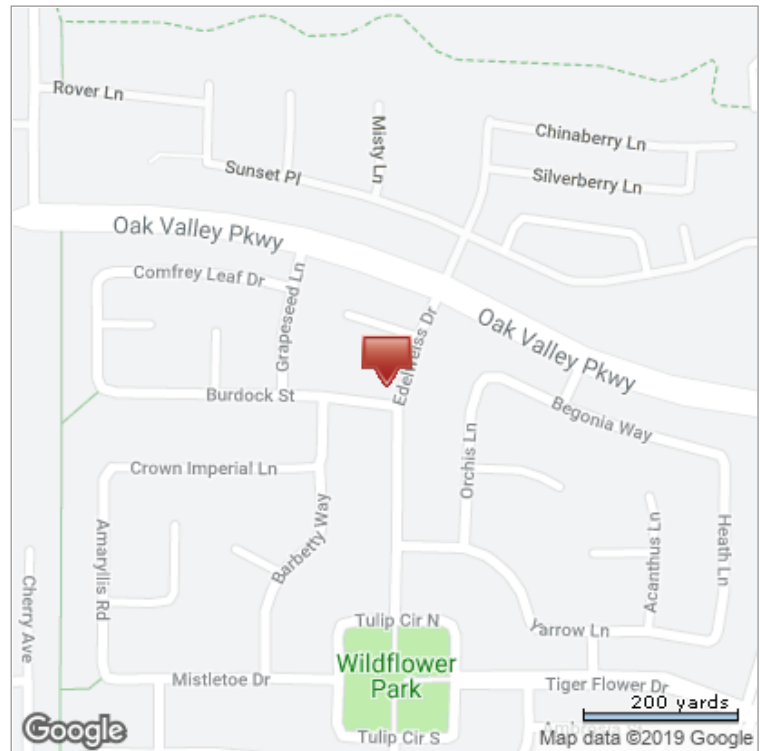
## Foreclosure History

Document Type	Release Of Lis Pendens/ Notice	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Default
Default Date				05/14/2009
Foreclosure Filing Date		07/12/2010	07/28/2009	05/14/2009
Recording Date	05/24/2011	09/20/2010	08/21/2009	05/15/2009
Document Number	228112	449378	436629	244500
Default Amount				\$13,280
Final Judgment Amount		\$334,471	\$299,879	
Original Doc Date	05/15/2009	08/30/2007	08/30/2007	08/30/2007
Original Document Number	244500	557294	557294	557294

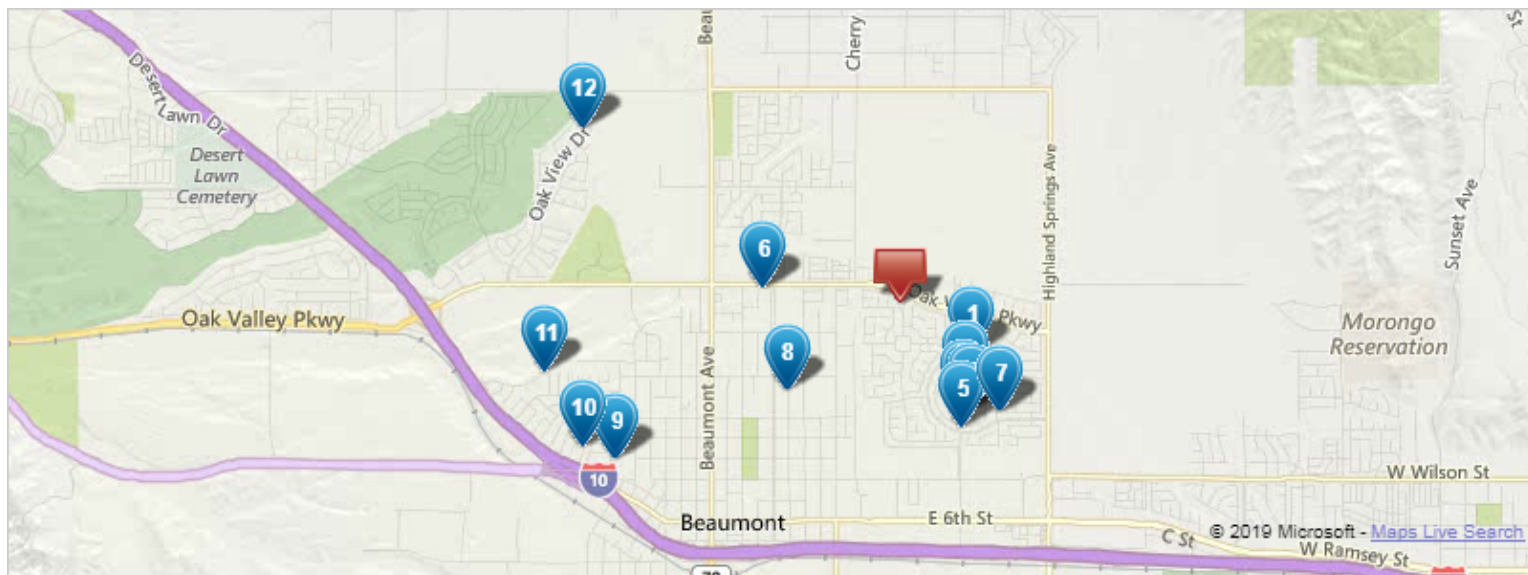
## Property Map



\*Lot Dimensions are Estimated



# 1392 Burdock St, Beaumont, CA 92223-8484, Riverside County



## Search Criteria

Number of Comparables:	<b>12</b>	Search Period:	<b>05/23/2018 - 05/23/2019</b>
Sort Method:	<b>Distance From Subject (Closest)</b>	Living/Building Area:	<b>1,859 - 2,515 Sq Ft</b>
Pool:	<b>With Pool</b>	Lot Area:	<b>6,665 - 9,017 Sq Ft</b>
Distance from Subject:	<b>2 miles</b>	Land Use:	<b>Same As Subject</b>
Site Influence:	<b>No Preference</b>		

## Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$284,000	\$387,273	\$235,000	\$364,500	\$349,898
Price Per Sq Ft	\$129.86	\$195.40	\$100.64	\$161.28	\$160.17
Building Sq Ft	2,187	2,426	1,868	2,268	2,201
Lot Sq Ft	7,841	8,712	6,970	7,841	7,804.5
Bedrooms	3	4	3	4	4
Total Baths	3	3	2	3	3
Stories	2	2	1	1	1
Year Built	2007	2004	1963	2003	1998
Distance (miles)		1.88	0.43	0.73	1.03
Days on Market	3	183	74	88	108
RealAVM™(1)	\$364,000	\$416,000	\$323,000	\$362,000	\$360,417
Value Projected by Sq Ft	\$350,294				

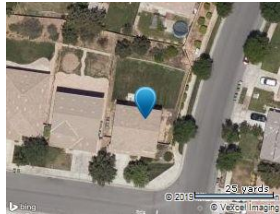
(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

## Subject Property

## Comparable 1

## Comparable 2

## Comparable 3



<b>Address</b>	1392 Burdock St	1254 Wallflower Way	1477 Hunter Moon Way	1489 Bottlebrush Ct
<b>City</b>	Beaumont	Beaumont	Beaumont	Cherry Valley
<b>Zip</b>	92223	92223	92223	92223
<b>County</b>	Riverside	Riverside	Riverside	Riverside
<b>School District</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Distance (miles)</b>		0.43	0.53	0.61
<b>APN</b>	419-690-017	419-512-031	419-472-011	419-496-005
<b>County Land Use</b>	Single Fam Resid	Single Fam Resid	Single Fam Resid	Single Fam Resid
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$6,724	\$4,203	\$5,782	\$5,624
<b>Recording Date</b>	05/09/2016	07/31/2018	05/06/2019	08/23/2018
<b>Sale Date</b>	03/23/2016	Tax: 06/04/2018 MLS: 07/31/2018	Tax: 04/12/2019 MLS: 05/06/2019	Tax: 07/25/2018 MLS: 08/24/2018
<b>Sale Price</b>	\$284,000	\$350,000	\$375,000	\$387,273
<b>Price Per Sq Ft</b>	\$129.86	\$156.81	\$154.58	\$175.79
<b>Building Sq Ft</b>	2,187	2,232	2,426	2,203
<b>Year Built</b>	2007	2004	2003	2004
<b>Style</b>				
<b>Stories</b>	2	2	1	1
<b>Total Rooms</b>				
<b>Bedrooms</b>	3	4	4	4
<b>Bathrooms (Total)</b>	3	3	2	2
<b>Bathrooms (Full)</b>	2	3	2	2
<b>Bathrooms (Half)</b>	1			
<b>Fireplaces</b>		1	1	1
<b>Exterior</b>				
<b>Garage Type</b>	Attached Garage	Attached Garage	Attached Garage	Attached Garage
<b>Garage Capacity</b>	MLS: 2	MLS: 3	MLS: 3	MLS: 3
<b>Roof Material</b>	Tile	Tile	Tile	Tile
<b>Pool</b>		Pool	Pool	Pool
<b>Water</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Sewer</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Heat Type</b>	Central	Central	Central	Central
<b>Cooling Type</b>	Central	Central	Central	Central
<b>Lot Sq Ft</b>	7,841	7,841	6,970	7,841
<b>Lot Acres</b>	0.18	0.18	0.16	0.18
<b>Condition</b>				
<b>Quality</b>	Average	Average		
<b>MLS Listing #</b>	IV19119443	CV18119557	EV19045138	EV18160380

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**Comparables**

Generated on 05/23/2019

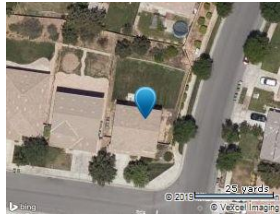
Page 5 of 18

## Subject Property

## Comparable 4

## Comparable 5

## Comparable 6



<b>Address</b>	1392 Burdock St	1054 Willow Moon Way	1491 E Shooting Star Dr	745 Oak Valley Pkwy
<b>City</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Zip</b>	92223	92223	92223	92223
<b>County</b>	Riverside	Riverside	Riverside	Riverside
<b>School District</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Distance (miles)</b>		0.64	0.70	0.73
<b>APN</b>	419-690-017	419-495-008	419-494-004	415-050-062
<b>County Land Use</b>	Single Fam Resid	Single Fam Resid	Single Fam Resid	Single Fam Resid
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$6,724	\$5,929	\$5,698	\$2,431
<b>Recording Date</b>	05/09/2016	03/26/2019	06/14/2018	02/28/2019
<b>Sale Date</b>	03/23/2016	Tax: 02/26/2019 MLS: 03/26/2019	05/09/2018	Tax: 02/11/2018 MLS: 02/28/2019
<b>Sale Price</b>	\$284,000	\$385,000	\$377,500	\$340,000
<b>Price Per Sq Ft</b>	\$129.86	\$158.70	\$163.85	\$168.48
<b>Building Sq Ft</b>	2,187	2,426	2,304	2,018
<b>Year Built</b>	2007	2004	2004	1989
<b>Style</b>				
<b>Stories</b>	2	1	2	1
<b>Total Rooms</b>				
<b>Bedrooms</b>	3	4	4	3
<b>Bathrooms (Total)</b>	3	2	3	2
<b>Bathrooms (Full)</b>	2	2	3	2
<b>Bathrooms (Half)</b>	1			
<b>Fireplaces</b>		1	1	1
<b>Exterior</b>				
<b>Garage Type</b>	Attached Garage	Attached Garage	Attached Garage	Attached Garage
<b>Garage Capacity</b>	MLS: 2	MLS: 3	MLS: 3	Tax: 1 MLS: 2
<b>Roof Material</b>	Tile	Tile	Tile	Wood Shake
<b>Pool</b>		Pool	Pool	Pool
<b>Water</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Sewer</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Heat Type</b>	Central	Central	Central	Central
<b>Cooling Type</b>	Central	Central	Central	Central
<b>Lot Sq Ft</b>	7,841	7,841	7,405	7,841
<b>Lot Acres</b>	0.18	0.18	0.17	0.18
<b>Condition</b>				
<b>Quality</b>	Average	Average		Average
<b>MLS Listing #</b>	IV19119443	EV19025426	19442700	18406480

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**Comparables**

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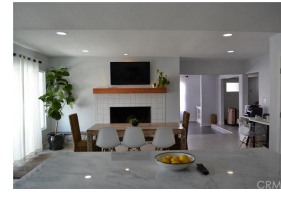
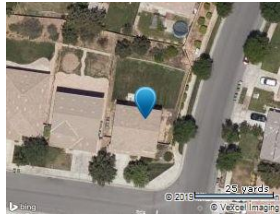
Page 6 of 18

## Subject Property

## Comparable 7

## Comparable 8

## Comparable 9



<b>Address</b>	1392 Burdock St	1044 Sunburst Dr	1165 Chestnut Ave	880 Hurstland Ave
<b>City</b>	Beaumont	Beaumont	Beaumont	Cherry Valley
<b>Zip</b>	92223	92223	92223	92223
<b>County</b>	Riverside	Riverside	Riverside	Riverside
<b>School District</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Distance (miles)</b>		0.74	0.74	1.68
<b>APN</b>	419-690-017	419-420-020	415-192-005	414-220-017
<b>County Land Use</b>	Single Fam Resid	Single Fam Resid	Single Fam Resid	Single Fam Resid
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$6,724	\$5,784	\$4,488	\$4,082
<b>Recording Date</b>	05/09/2016	08/07/2018	06/22/2018	11/19/2018
<b>Sale Date</b>	03/23/2016	Tax: 08/02/2018 MLS: 08/07/2018	06/19/2018	10/04/2018
<b>Sale Price</b>	\$284,000	\$325,000	\$235,000	\$330,000
<b>Price Per Sq Ft</b>	\$129.86	\$141.06	\$100.64	\$165.66
<b>Building Sq Ft</b>	2,187	2,304	2,335	1,992
<b>Year Built</b>	2007	2003	1963	2001
<b>Style</b>			Contemporary	
<b>Stories</b>	2	2	1	1
<b>Total Rooms</b>			6	
<b>Bedrooms</b>	3	4	3	4
<b>Bathrooms (Total)</b>	3	3	2	3
<b>Bathrooms (Full)</b>	2	3	2	Tax: 3 MLS: 2
<b>Bathrooms (Half)</b>	1			
<b>Fireplaces</b>			1	1
<b>Exterior</b>			Stucco	
<b>Garage Type</b>	Attached Garage	Attached Garage	Attached Garage	Attached Garage
<b>Garage Capacity</b>	MLS: 2	MLS: 3	Tax: 1 MLS: 2	MLS: 2
<b>Roof Material</b>	Tile	Tile	Wood Shake	Tile
<b>Pool</b>		Pool	Pool	Pool
<b>Water</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Sewer</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Heat Type</b>	Central	Central	Central	Central
<b>Cooling Type</b>	Central	Central	None	Central
<b>Lot Sq Ft</b>	7,841	7,405	8,276	7,841
<b>Lot Acres</b>	0.18	0.17	0.19	0.18
<b>Condition</b>			Average	
<b>Quality</b>	Average	Average		
<b>MLS Listing #</b>	IV19119443	IV18141369	EV19082493	EV17211108

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**Comparables**

Generated on 05/23/2019

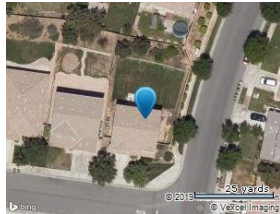
Page 7 of 18

## Subject Property

## Comparable 10

## Comparable 11

## Comparable 12



<b>Address</b>	1392 Burdock St	959 Wilsey Way	712 Windbound Ave	705 Golf Ave
<b>City</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Zip</b>	92223	92223	92223	92223
<b>County</b>	Riverside	Riverside	Riverside	Riverside
<b>School District</b>	Beaumont	Beaumont	Beaumont	Beaumont
<b>Distance (miles)</b>		1.80	1.88	1.88
<b>APN</b>	419-690-017	414-252-023	414-312-002	400-421-006
<b>County Land Use</b>	Single Fam Resid	Single Fam Resid	Single Fam Resid	Single Fam Resid
<b>Universal Land Use</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$6,724	\$5,571	\$5,326	\$4,418
<b>Recording Date</b>	05/09/2016	04/29/2019	06/18/2018	08/29/2018
<b>Sale Date</b>	03/23/2016	Tax: 04/26/2019 MLS: 01/21/2016	05/24/2018	Tax: 07/20/2018 MLS: 08/29/2018
<b>Sale Price</b>	\$284,000	\$365,000	\$365,000	\$364,000
<b>Price Per Sq Ft</b>	\$129.86	\$183.23	\$195.40	\$157.85
<b>Building Sq Ft</b>	2,187	1,992	1,868	2,306
<b>Year Built</b>	2007	2001	2003	2002
<b>Style</b>				
<b>Stories</b>	2	Tax: 1 MLS: 2	1	2
<b>Total Rooms</b>				
<b>Bedrooms</b>	3	4	3	4
<b>Bathrooms (Total)</b>	3	3	2	3
<b>Bathrooms (Full)</b>	2	Tax: 3 MLS: 2	2	3
<b>Bathrooms (Half)</b>	1			
<b>Fireplaces</b>		1	1	1
<b>Exterior</b>				
<b>Garage Type</b>	Attached Garage	Attached Garage	Attached Garage	Attached Garage
<b>Garage Capacity</b>	MLS: 2	MLS: 2	MLS: 3	MLS: 2
<b>Roof Material</b>	Tile	Tile	Tile	Tile
<b>Pool</b>		Pool	Pool	Pool
<b>Water</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Sewer</b>	Type Unknown	Type Unknown	Type Unknown	Type Unknown
<b>Heat Type</b>	Central	Central	Central	Central
<b>Cooling Type</b>	Central	Central	Central	Central
<b>Lot Sq Ft</b>	7,841	8,276	8,712	7,405
<b>Lot Acres</b>	0.18	0.19	0.2	0.17
<b>Condition</b>				
<b>Quality</b>	Average			Average
<b>MLS Listing #</b>	IV19119443	IV15201463	Z603302	EV18108010

Courtesy of GEORGE LAWSON, REALTY MASTERS & ASSOCIATES, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Comparables**

Generated on 05/23/2019

Page 8 of 18



**Pricing Trends**

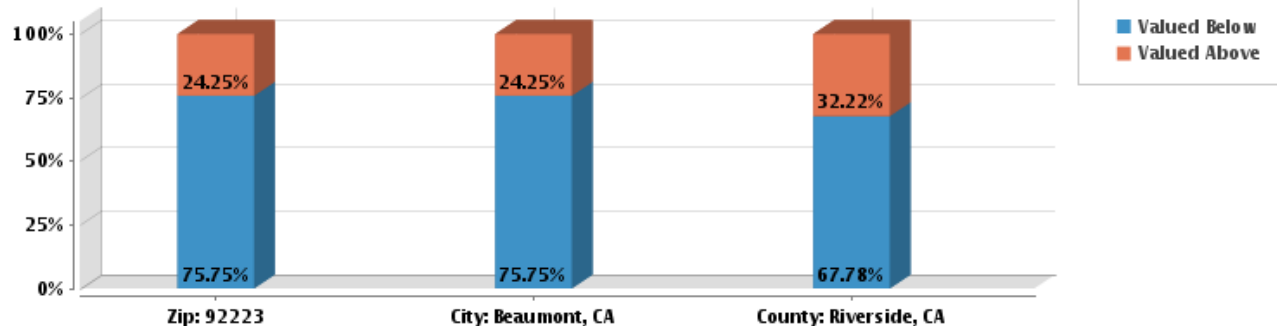
**Median Sale Price to Current Value - Tax**



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

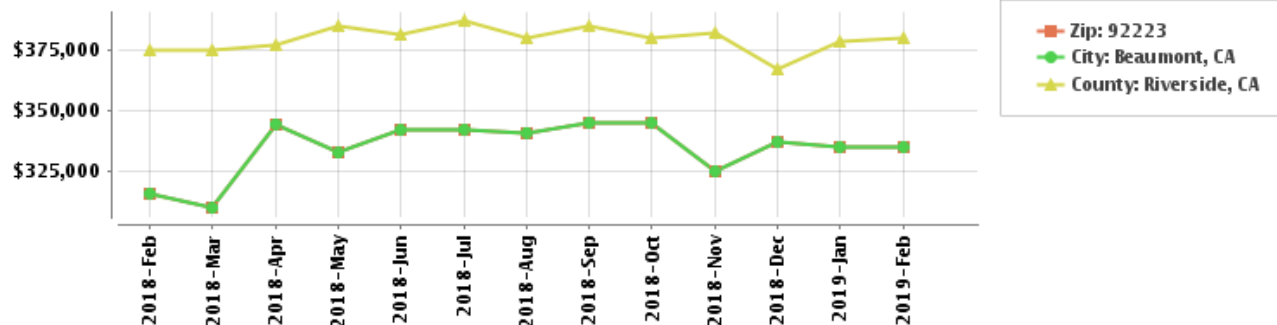
**Percentage of Properties Purchased Above/Below Current Value - Tax**



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

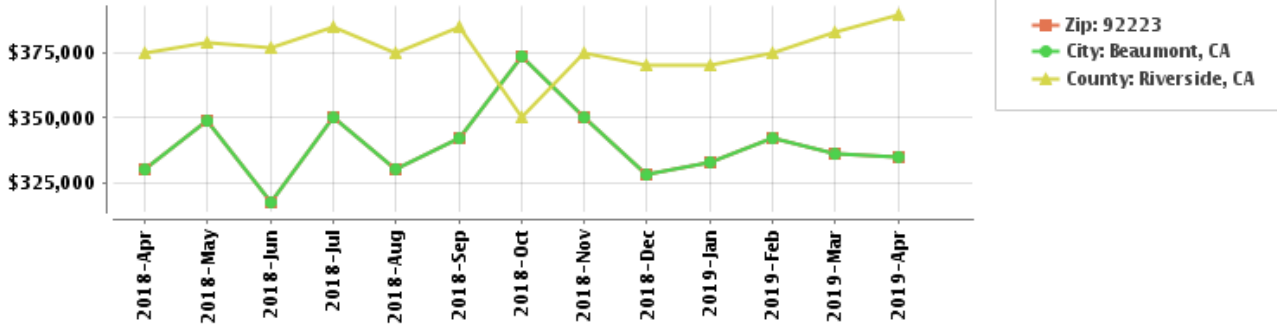
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

**Median Sale Price - Tax**



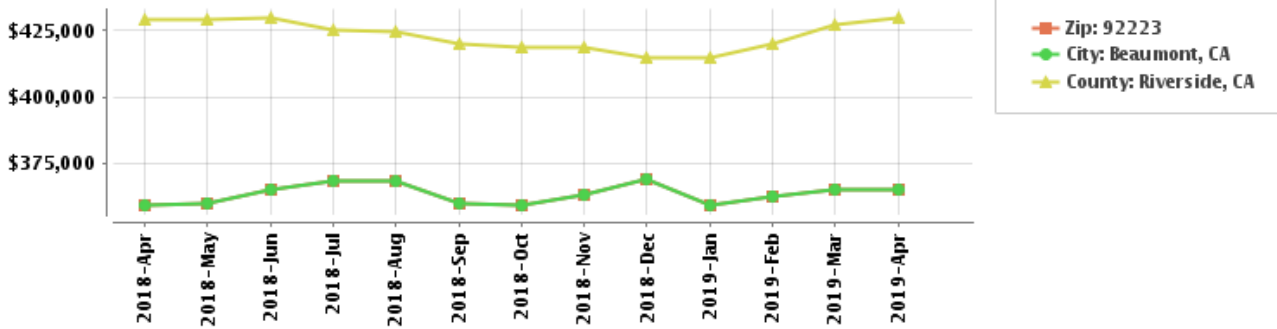
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

**Median Sale Price - MLS**



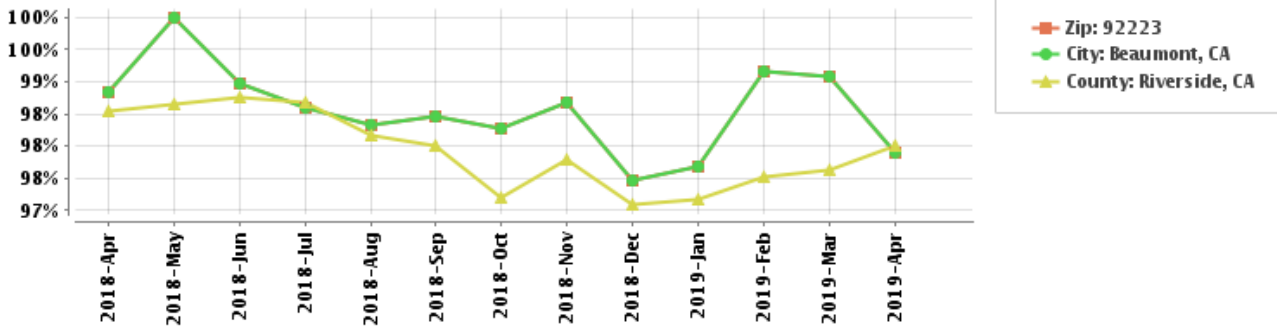
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

**Median List Price - MLS**



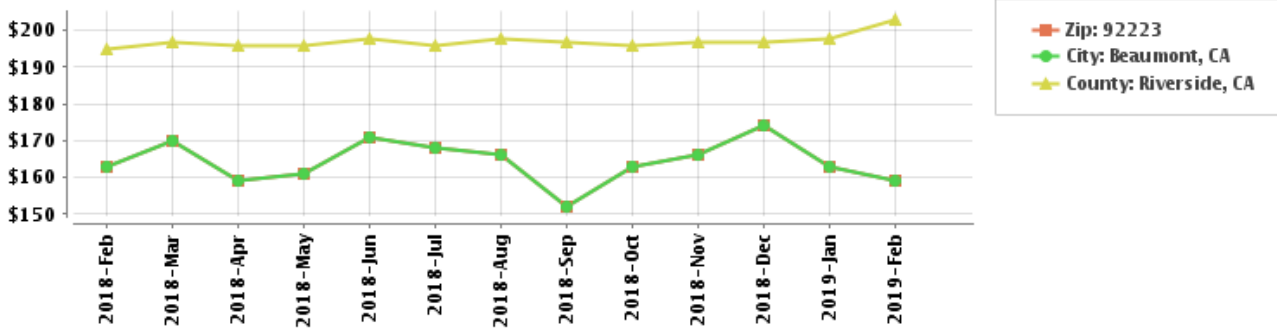
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

**Median Sale to Original List Price Ratio - MLS**



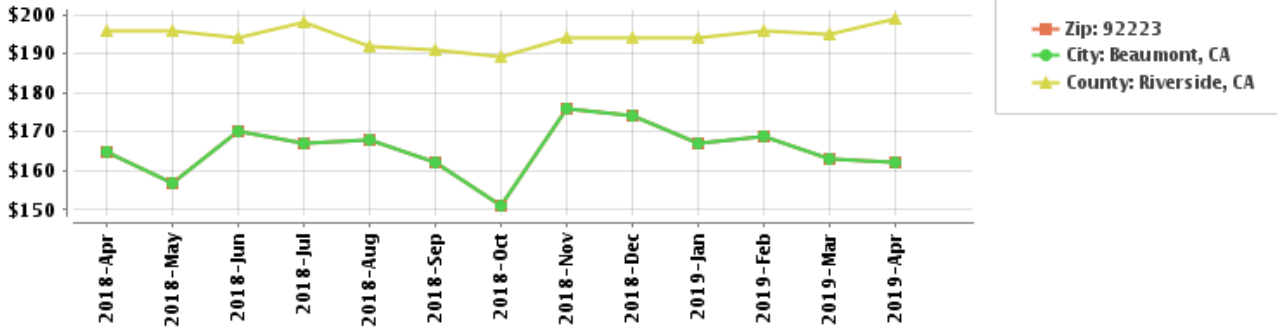
The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

**Median Price per Square Foot - Tax**



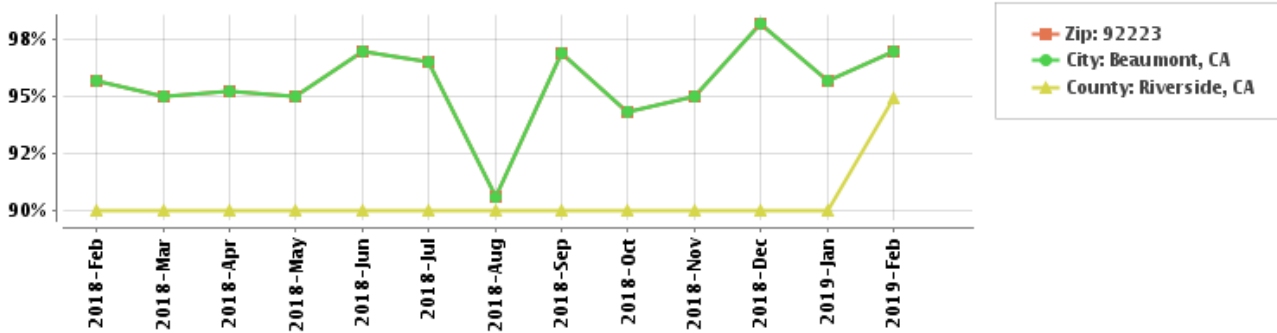
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

**Median Price per Square Foot - MLS**



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

**Median Loan to Value - Tax**

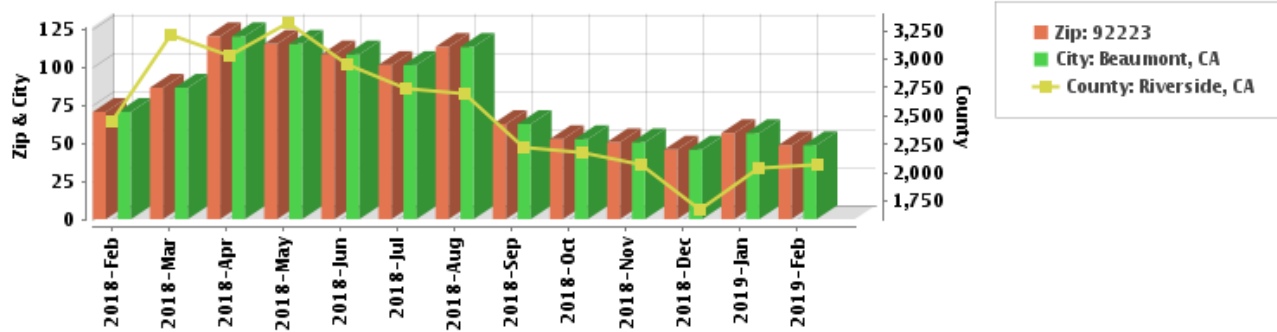


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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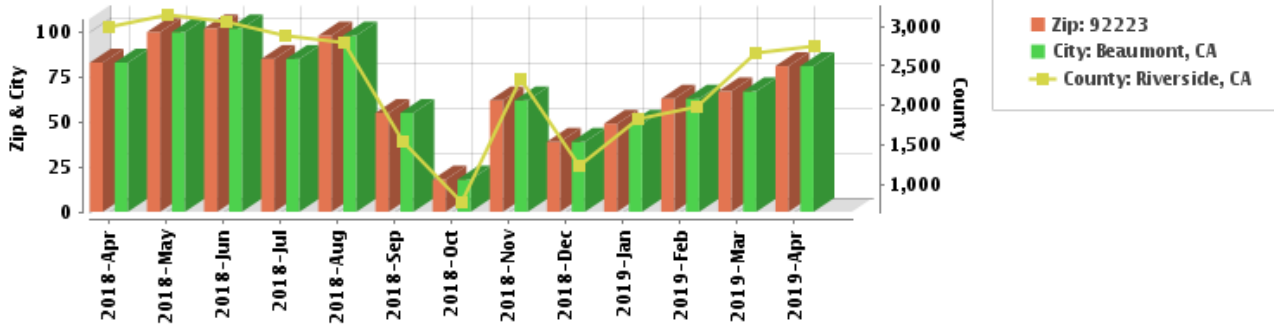
**Market Activity**

**Number of Sales - Tax**



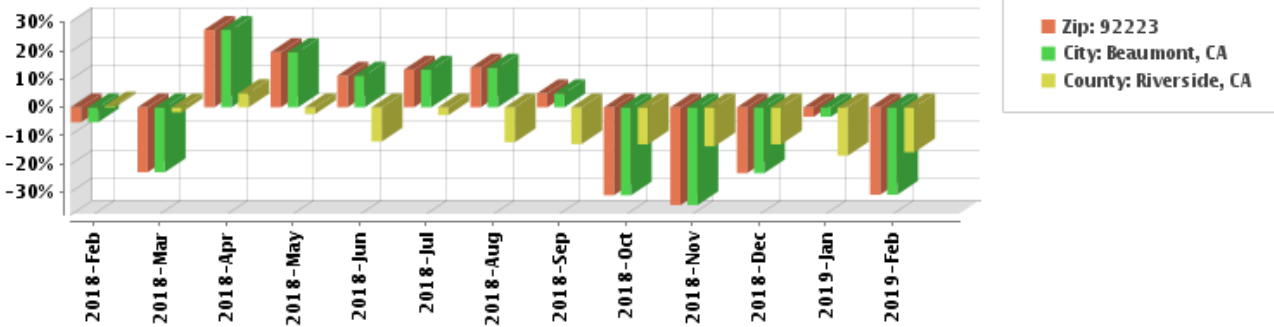
The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

### Number of Sales - MLS



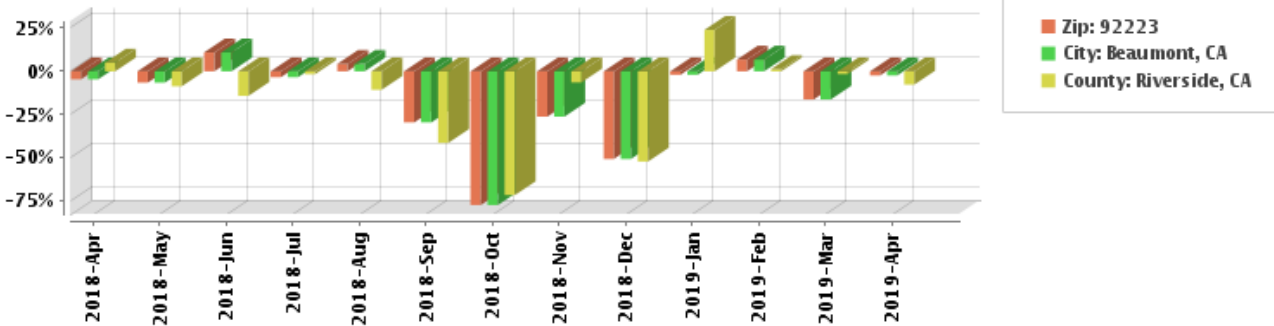
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

### Change in Sales Activity - Tax



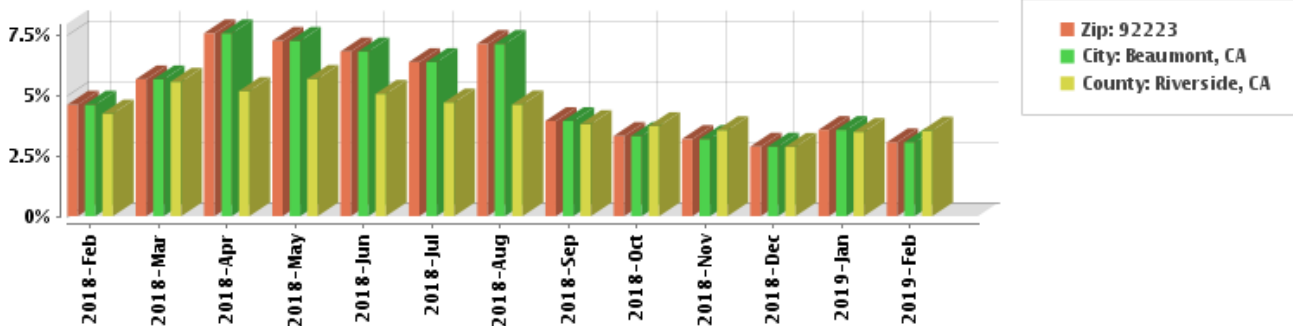
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

### Change in Sales Activity - MLS



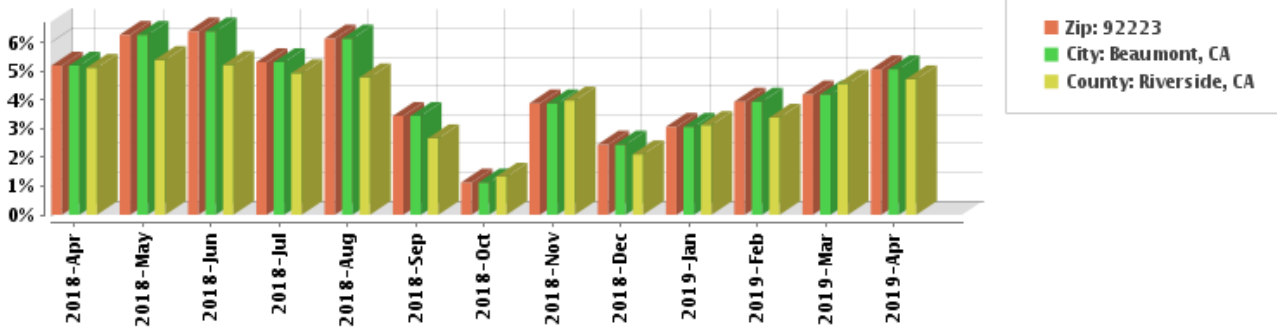
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

### Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

**Annual Turnover Rate - MLS**

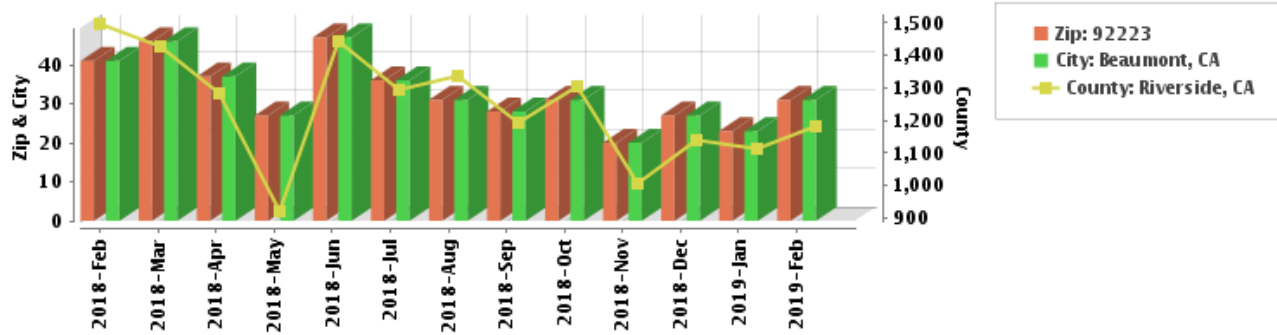


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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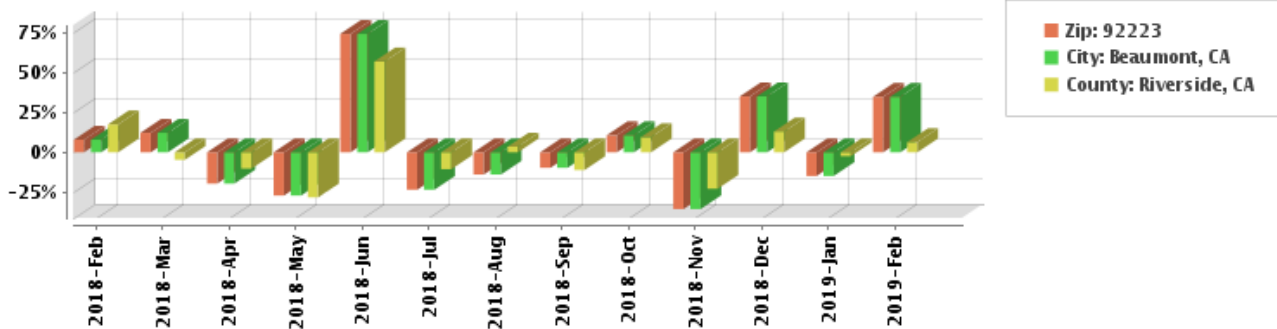
**Distressed Properties**

**Number of Foreclosures - Tax**



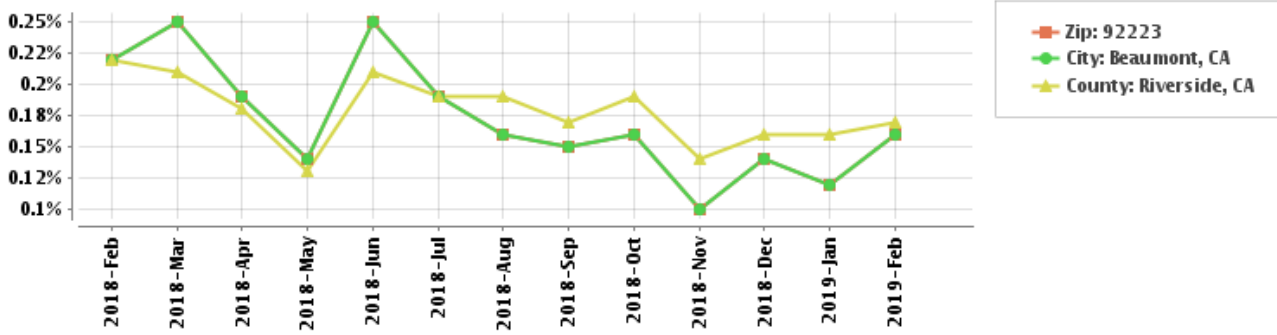
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

**Change in Foreclosure Activity - Tax**



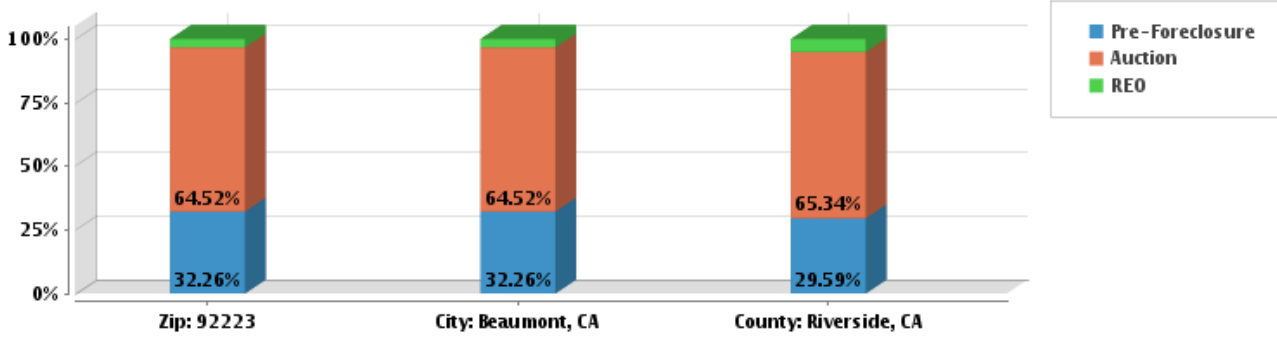
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

**Percentage of Foreclosed Properties - Tax**



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

**Percentage of Properties in Each Foreclosure Stage - Tax**



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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**Demographics**

Based on ZIP Code: **92223**

**Population**

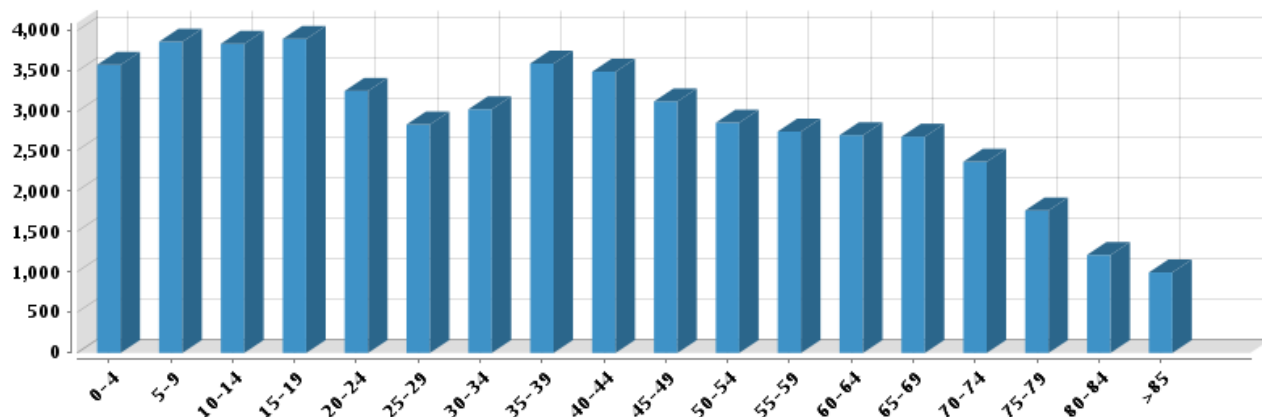
*Summary*

Estimated Population: **51,698**  
 Population Growth (since 2010): **18.6%**  
 Population Density (ppl / mile): **1,192**  
 Median Age: **37.27**

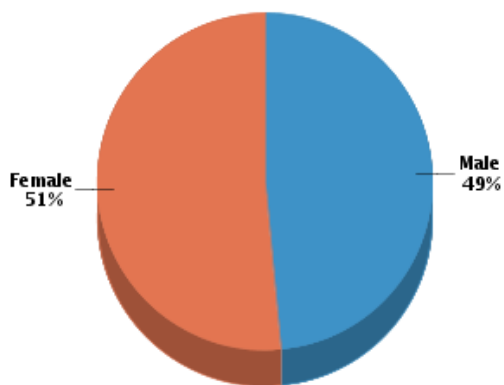
*Household*

Number of Households: **17,282**  
 Household Size (ppl): **3**  
 Households w/ Children: **6,208**

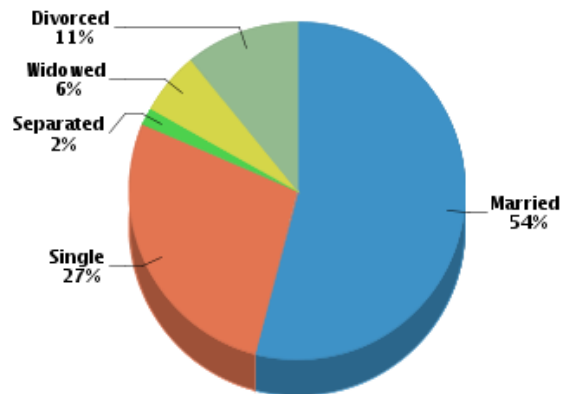
*Age*



*Gender*



*Marital Status*



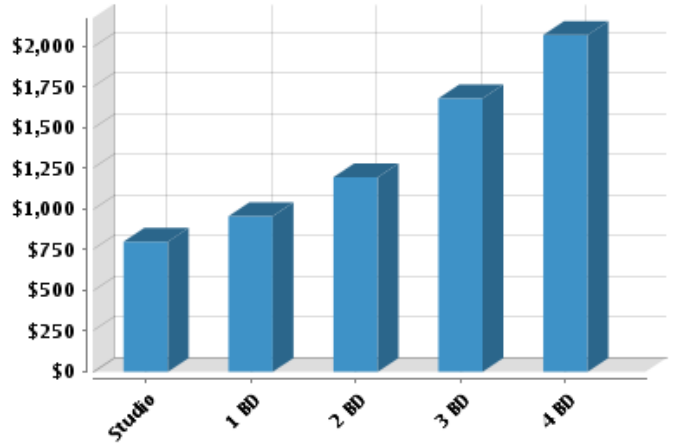
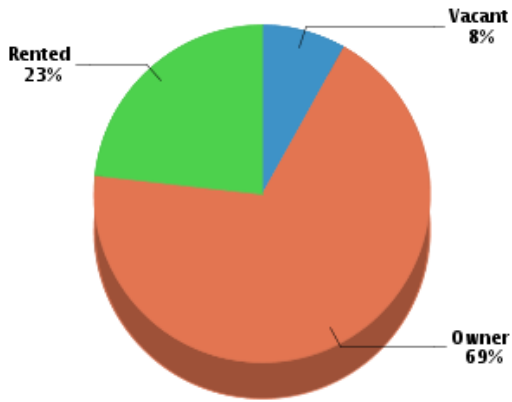
**Housing**

*Summary*

Median Home Sale Price: **\$305,500**  
 Median Year Built: **1991**

*Stability*

Data not available

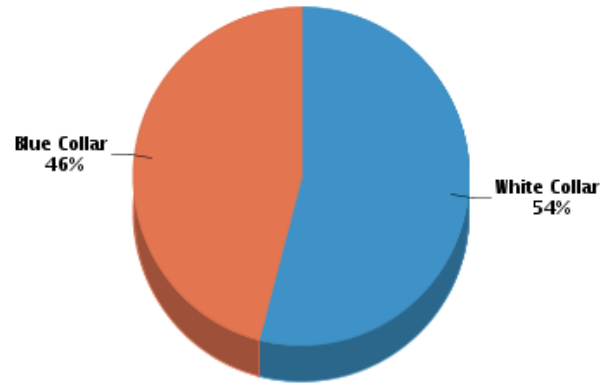


Quality of Life

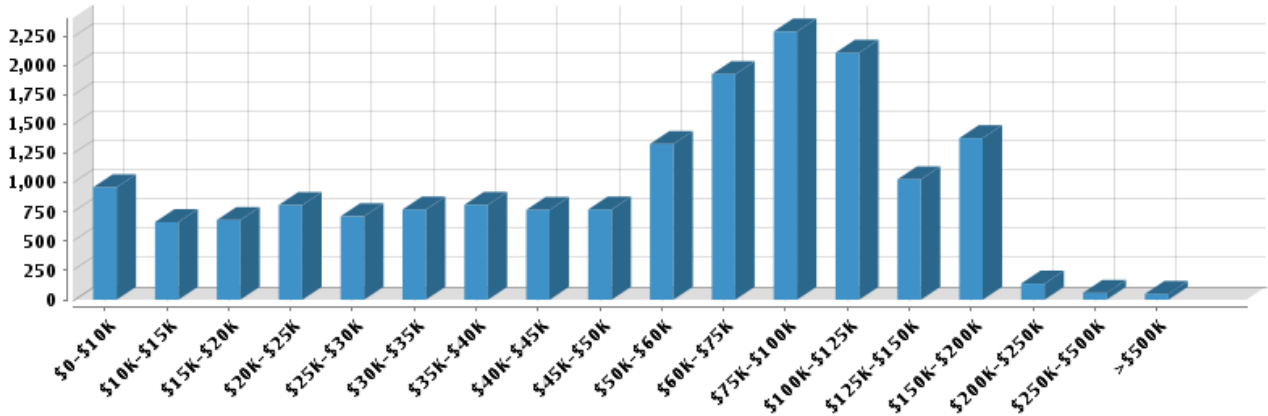
Workers by Industry

Agricultural, Forestry, Fishing:	96
Construction:	547
Manufacturing:	465
Transportation and Communications:	500
Wholesale Trade:	79
Retail Trade:	1,268
Finance, Insurance and Real Estate:	136
Services:	415
Public Administration:	492
Unclassified:	24

Workforce



Household Income

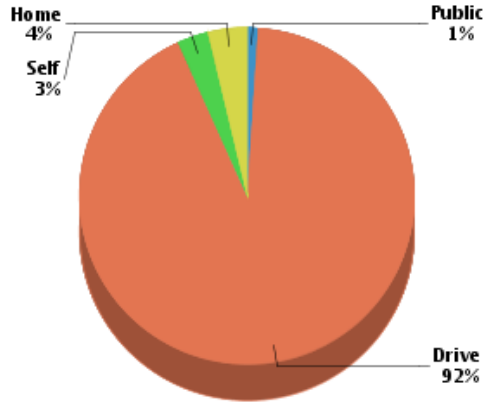


Average Household Income: **\$76,450**

Average Per Capita Income: **\$25,830**



**Commute Method**



**Weather**

January High Temp (avg °F):	<b>63.7</b>
January Low Temp (avg °F):	<b>39.8</b>
July High Temp (avg °F):	<b>96.3</b>
July Low Temp (avg °F):	<b>58.8</b>
Annual Precipitation (inches):	<b>19.3</b>

**Education**

**Educational Climate Index (1)**



**Highest Level Attained**

Less than 9th grade:	<b>1,800</b>
Some High School:	<b>2,795</b>
High School Graduate:	<b>8,068</b>
Some College:	<b>9,890</b>
Associate Degree:	<b>3,010</b>
Bachelor's Degree:	<b>4,385</b>
Graduate Degree:	<b>3,371</b>

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2: 1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
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**Schools**

Radius: **2 mile(s)**

**Public - Elementary**

<i>Beaumont Unified School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<a href="#">21st Century Learning Institute</a> 939 Michigan Ave	0.9	K-12th	45	Not Reported	★★★★★	
<a href="#">Sundance Elementary School</a> 1520 E 8th St	0.96	K-5th	880	23	★★★★★	
<a href="#">Palm Elementary School</a> 751 Palm Ave	1.16	K-5th	715	22	★★★★★	
<a href="#">Highland Academy</a> 715 Wellwood Ave	1.61	K-8th	340	15	★★★★★	
	1.85	Pre-K-5th	800	27	★★★★★	
<a href="#">Anna Hause Elementary School</a> 1015 Carnation Ln	1.89	Pre-K-5th	800	23	★★★★★	

Courtesy of **GEORGE LAWSON, REALTY MASTERS & ASSOCIATES, California Regional MLS**

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**Neighborhood Profile**

Generated on 05/23/2019

Public - Middle/High

Beaumont Unified School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<a href="#">San Gorgonio Middle School</a> 1591 Cherry Ave	0.38	6th-8th	1,190	27	★★★★★	
	0.38	9th-12th	2,467	30	★★★★★	★★★★★
<a href="#">21st Century Learning Institute</a> 939 Michigan Ave	0.9	K-12th	45	Not Reported	★★★★★	
<a href="#">Glen View High School</a> 905 Michigan Ave	0.93	11th-12th	80	13	★★★★★	
<a href="#">Mountain View Middle School</a> 200 Cougar Way	1.18	6th-8th	973	32	★★★★★	
<a href="#">Highland Academy</a> 715 Wellwood Ave	1.61	K-8th	340	15	★★★★★	

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
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Local Businesses

Radius: 1.00 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
Extra Mile	886 Oak Valley Pkwy	(951) 849-5055	0.62	Convenience Stores
Domenicos Italian Kitchen	890 Oak Valley Pkwy	(951) 769-0197	0.62	Restaurants - Italian
Subway	890 Oak Valley Pkwy # G	(951) 845-2715	0.62	Restaurants - Deli
Sugoi Sushi	890 Oak Valley Pkwy # E	(951) 845-1711	0.62	Restaurants - Sushi
Beaumont Taco Co	892 Oak Valley Pkwy	(951) 845-8089	0.62	Restaurants - Mexican
Sand Trap Sports Bar & Grill	892 Oak Valley Pkwy	(951) 922-4949	0.62	Restaurants - Bistro
Rite Aid	894 Oak Valley Pkwy # B	(951) 769-7370	0.63	Health Food
Stater Bros Markets	1430 Beaumont Ave	(951) 845-8770	0.97	Grocers - Retail
Little Beijing	1420 Beaumont Ave # C3	(951) 769-5922	0.97	Restaurants - Chinese
Starbucks	1420 Beaumont Ave # C4	(951) 845-2120	0.97	Coffee Shops

Shopping

	Address	Phone #	Distance	Description
Rite Aid	894 Oak Valley Pkwy # B	(951) 769-7370	0.63	Pharmacies
Mimi's Pet Harnesses	650 Oak Valley Pkwy	(909) 810-3754	0.79	Pet Shops
Universal Carpet Systems	1408 E Eighth St # C	(951) 845-4116	0.88	Carpet And Rug Cleaners
Stater Brothers Super Rx Pharm	1430 Beaumont Ave	(951) 769-4095	0.97	Pharmacies
Walgreens	1400 Beaumont Ave	(951) 769-4295	0.98	Pharmacies
Faith Baby Inc	1440 Beaumont Ave # A2-277	(951) 317-4270	0.98	Baby Accessories
Pau Hana Products	1440 Beaumont Ave # 205-A2	(951) 000-1111	0.98	General Merchandise - Retail

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