

OWNER INFORMATION			
Owner Name	Harrell Brittney	Tax Billing Zip	92240
Tax Billing Address	Po Box 825	Tax Billing Zip+4	0825
Tax Billing City & State	Desert Hot Springs, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$400,165	School District	PALM SPRINGS UNIFIED
Median Home Value Rating	6 / 10	Family Friendly Score	20 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	28 / 100	Walkable Score	23 / 100
Total Incidents (1 yr)	242	Q1 Home Price Forecast	\$409,077
Standardized Test Rank	18 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Zoning	R3	Most Hazardous Flood Zone	X
Tract Number	3	Flood Zone Panel	06065C0885G
School District	Palm Springs	Flood Zone Date	08/28/2008
Census Tract	445.07	Within 250 Feet of Multiple Flood Zones	No
Subdivision	Desert Hot Spgs Tr 3		

TAX INFORMATION			
APN	641-091-029	Tax Area	014007
Alt APN	641-091-029	Block #	P
% Improved	79%	Lot #	10
Legal Description	LOT 10 BLK P MB 020/035 DESERT HOT SPRINGS TR 3		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$153,107	\$150,106	\$147,164
Assessed Value - Land	\$32,808	\$32,165	\$31,535
Assessed Value - Improved	\$120,299	\$117,941	\$115,629
YOY Assessed Change (%)	2%	2%	
YOY Assessed Change (\$)	\$3,001	\$2,942	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,034		
2022	\$3,147	\$113	3.72%
2023	\$3,225	\$78	2.46%
Special Assessment	Tax Amount		
Fc Msd Sewer Chargers & Uut	\$644.04		
Fld Cntl Stormwater/Cleanwater	\$3.20		
Desert Valley Disposal Collect	\$494.06		
Csa 152-Dhs Stormwater	\$10.00		
City Of Desert Hot Springs Lmd	\$40.56		
Dhs Public Safety Measure Tax	\$120.30		
Coachella Valley Mosquito & Ri	\$14.38		
Total Of Special Assessments	\$1,326.54		

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Water	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Acres	0.15	Cooling Type	Central
Lot Area	6,534	Parking Type	Carport
Building Sq Ft	816	Roof Material	Gravel & Rock
Stories	1	Year Built	1966
Bedrooms	2	Effective Year Built	1966
Total Baths	1	Other Impvs	Yes
Full Baths	1	# of Buildings	1
Fireplace	Y		

ESTIMATED VALUE			
RealAVM™	\$276,600	Confidence Score	81
RealAVM™ Range	\$249,200 - \$304,100	Forecast Standard Deviation	10
Value As Of	11/04/2024		

- (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 50 - 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.

RENTAL TRENDS			
Estimated Value	1626	Cap Rate	4%
Estimated Value High	1855	Forecast Standard Deviation (FSD)	0.14
Estimated Value Low	1397		

- (1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
- (2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/1976	Sale Type	Full
Sale Price	\$17,000	Deed Type	Deed (Reg)
Price Per Square Feet	\$20.83	Owner Name	Harrell Brittney
Document Number	184961		

Recording Date	10/09/2018	09/14/2005	12/1976
Sale Date	08/22/2018	09/12/2005	
Sale Price			\$17,000
Nominal	Y	Y	
Buyer Name	Owner Record	Hanlon Walter R Trust	Hanlon Walter R
Seller Name	Hanlon Walter R	Hanlon Walter R	
Document Number	398766	758695	184961
Document Type	Affidavit	Quit Claim Deed	Deed (Reg)

PROPERTY MAP

\*Lot Dimensions are Estimated