



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	Sheila A Fleming
Assessor's Parcel Number:	931030010 (PIN) / 931030010 (APN)
Property Address:	18250 LA VENTANA RD, MURRIETA, CA 92562
County, State:	Riverside County, CA
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	4.75 ACRES NET IN PAR 1 PM 173/001 PM 24838 SubdivisionName PM 24838 Acres 004.75 NET LotType Parcel Parcel 1 RecMapType Parcel Map MapPlatB 173 MapPlatP 001
TRS:	N/A
Parcel Size:	4.75 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	764.64 feet North 553.63 feet East 547.4 feet South 267.85 feet West
Elevation:	2160 Ft
Flood Zone / Wetlands:	Unknown FEMA FZ, no wetlands
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/59z9D4KPUUxGNoMB8
GPS Coordinates (Center):	33.530923, -117.340916

GPS Coordinates (4 corners):	33.53218, -117.33992 NE 33.53075, -117.34000 SE 33.53029, -117.34171 SW 33.53101, -117.34198 NW
City or County Limits:	County
School District:	Murrieta Valley Unified School District
Access To Property:	Yes, LA VENTANA RD
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	I-15 / Temecula Valley Fwy
Closest Major City:	Temecula, California (31 min (19.6 miles))
Closest Small Town:	Wildomar, California (18 min (11.1 miles))
Closest Gas Station:	ARCO, 36228 Hidden Springs Rd, Wildomar, CA 92595 (18 min (10.3 miles))
Nearby Attractions:	Clock, 24741 Washington Ave, Murrieta, CA 92562 (21 min (12.1 miles)) Town Square Park and Amphitheater, 11 Town Square, Murrieta, CA 92562 (22 min (12.5 miles)) Temecula Valley Museum, 28314 Mercedes St, Temecula, CA 92590 (30 min (19.5 miles))
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$54,060.00
Assessed Actual Value:	\$54,060.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$1,156.40
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	RURAL RESIDENTIAL (R-R)
What can be built on the property?	Single Family Dwelling. Please see the details attached
Time limit to build?	Permit will be good for 1 year
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	No restrictions as per county.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Tiny home cannot exceed 500sq ft. The first floor has to be 150 sq. ft. min.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	No regulations as per county.
Is property part of an HOA / POA?	County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate if any.
CC&R Information:	N/A
Deed Availability:	There is a fee of \$7 for first page and \$1 for each additional page.
Deed Information:	Document# 2021-0594814
Notes:	This parcel is outside the city limits. Information above is based on county restrictions. Unable to locate CC&R's of Deed Restrictions, if any.

Utility Information

Water?	Would have to drill a well
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Southern California Edison (SCE) (800) 655-4555
Gas?	Would have to contact Alliance Propane Inc. (+19516761916), Mutual Propane of Temecula (+19513082300), etc.
Waste?	Would have to contact CR&R (+18008269677)
Notes:	Per Rancho California Water District, well and septic would be required. Utilities may be difficult to obtain due to location, no visible power poles in the area.

County Contact Information

County Website:	https://rivco.org/
Assessor Website:	http://riversidetaxinfo.com
Treasurer Website:	https://www.countytreasurer.org/
Recorder Website:	https://www.rivcoacr.org/recording-services
GIS Website:	https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public
Zoning Link:	http://planning.rctlma.org/
Phone number for Planning Dept:	(951) 955-3200
Phone number for Recorder:	(951) 955-6200
Phone number for Treasurer:	(951) 955-3900
Phone number for Assessor:	(951) 955-6200
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A