



**Assessor - County Clerk - Recorder**  
Riverside County, CA

**Property Detail**

53389 ROSS LA QUINTA CA 92253

**Assessment No.** 779490006  
**APN** 779490006  
**Property Type** Single Family Dwelling  
**Neighborhood** La Quinta Non-Conforming (R-020)  
**Acreage** 0.85

**Legal Description**

.85 ACRES IN LOT 31 MB 388/057 TR 33076-1 Lot 31 SubdivisionName TR 33076-1 Acres 000.85 LotType Lot RecMapType Map Book MapPlatB 388 MapPlatP 057

**Value History (Part 1)**

Year	Reason Date	Market Value				Factored Base Year Value			
		Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total
2020	01/01/2020								
2021	01/01/2021								
2022	01/01/2022								
2022	Completed New Construction 08/07/2022								
2023	01/01/2023								

**Value History (Part 2)**

Year	Restricted Value				Assessed Value				Penalty	Exemption	Net Taxable Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2020					\$3,060,000	\$9,180,000		\$12,240,000			\$12,240,000
2021					\$3,091,701	\$9,275,104		\$12,366,805			\$12,366,805
2022					\$3,153,535	\$9,460,606		\$12,614,141			\$12,614,141
2022					\$0	\$93,800		\$93,800			\$93,800
2023					\$3,216,605	\$9,743,618		\$12,960,223			\$12,960,223

**Transfer History**

Doc #	Sales Price	Date	Vacant Land
2023-0075621	\$0	3/16/2023	False
2018-0330076	\$12,000,000	8/17/2018	False
2015-0206367	\$2,150,000	5/18/2015	False
2014-0265094	\$1,500,000	7/17/2014	False
2007-0282790	\$2,750,000	4/27/2007	False
NAME00011827699	\$0	1/1/2006	False
2005-0739534-S	\$0	9/7/2005	False
2005-0389850	\$0	5/17/2005	False

**Features**

Code	Code Descr.	Year	Building	Size	Size Descr.	Units	Cond. Details	Percent
YARD IMPROVEMENT	Yard Improvement (RCN)	2016	779490006	25000.00	Replacement Cost New	N/A	17550.00 Average	100.00
CARPORT	Carport, Residential	2016	779490006	903.00	Actual Area	Average	13477.00 Average	100.00
POOL	Pool (RCN)	2016	779490006	90000.00	Replacement Cost New	Average	66420.00 Average	100.00

**Land Details**

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Residential	LandLine 01 / 767680008 / Residential	0.85	0.00	0.00

## Building 1 - Building Details

**Address** 53389 ROSS  
**Type** Single Family Dwelling  
**Year Built** 2016

Image: Sketch Image

## Structural Elements

Use	Detail
Basement	No Basement
Bathroom Condition	Good
Central Cooling	Yes
Central Heating	Yes
Kitchen Condition	Good
Roof Cover	Rock/Composite

## Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Main Dwelling	Ground	11081.00	11081.00	Wood or Light Steel (D)
Fractional Area (1/3)	Ground	2804.00	2804.00	Wood or Light Steel (D)
Fractional Area (1/2)	Ground	87.00	87.00	Wood or Light Steel (D)
Attached Garage	Ground	913.00	913.00	Wood or Light Steel (D)
Addition (1/1 Area)	Ground	193.00	193.00	Wood or Light Steel (D)

## Unit Counts

Units/Costs	Category	Description
37	Bath Fixtures	Bathroom Fixtures
20000	Building Additive	Fireplace (Cost)
83108	Building Additive	Heat and Cooling (Cost)
3	Room Count	Bath - 3/4
7	Room Count	Bedroom
1	Room Count	Family Room / Den
4	Room Count	Bath - Full
2	Room Count	Bath - Half
1	Room Count	Kitchen
1	Room Count	Living Room
1	Room Count	Utility Room

Riverside County is not liable for erroneous or incomplete data.  
California Revenue and Taxation Code Sec. 408.3 (d)

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