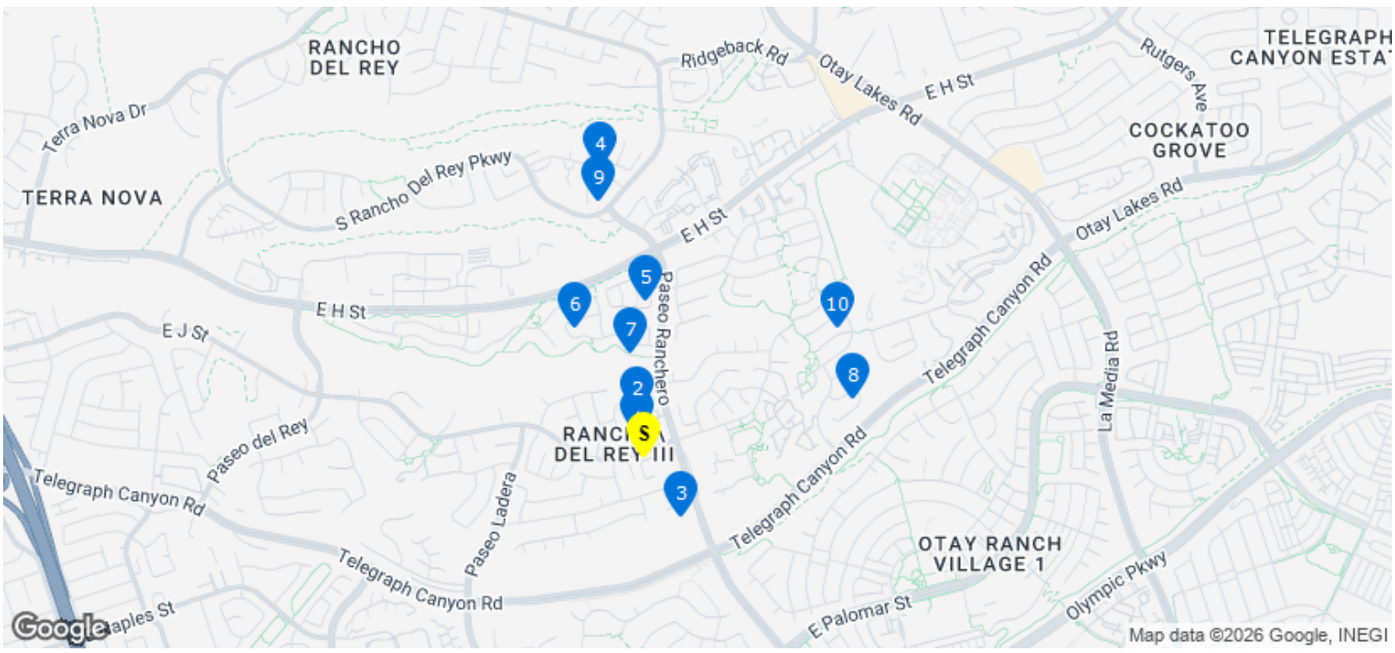
ICE SiteX Report

OrderID: 98775304

SiteX Property Information Report



Subject Property Location

1060 VIA SINUOSO, CHULA VISTA, CA 91910-7070

County:	**SAN DIEGO CA**	Census Tract:	0134.14
Property Use:	Single Family Residential	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	640-381-69-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,184,000**	FSD:	8	Common Confidence Score:	70
Value Range:	$1,089,280 - $1,278,720	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	1-065
Assd Land Value:	$169,056	Market Land Value:		Tax Year:	2026
Assd Improvement:	$415,318	Market Improvment Value:		Total Taxable Value:	$6,995
Total Assessed Value:	$584,374	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 113 District: 0004 Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 13278 Map Ref: 013278

Abbreviated Description:	TR 13278 LOT 113
City/Muni/Twp:	CHULA VISTA

Property Characteristics

Lot Size:	16,085 SF	Bedrooms:	4	Pool:	Pool (yes)
Building Area:	2871 SF	Baths:	3	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	$711,000
Document #:	2024-0285036 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/21/2019	Sales Price:	$711,000
Document #:	2019-0542328 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/19/2019	Sales Price:	$250,000
Document #:	2019-0056842 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/26/2012	Sales Price:	$711,000
Document #:	2012-0660786 BK-PG -	Type of Sale:	

ICE SiteX Report

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Document Type:	Assignment
Legal Description:	

Prior Transfer

Recording Date:	03/23/2007	Sales Price:	$711,000
Document #:	2007-0197784 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/22/2007	Sales Price:	$711,000
Document #:	2007-0196119 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/06/2006	Sales Price:	$250,000
Document #:	2006-0788394 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/14/2006	Sales Price:	$250,000
Document #:	2006-0577010 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/30/2006	Sales Price:	$87,000
Document #:	2006-0067096 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/12/2006	Loan Amount:	N/A
Document #:	2006-0025151 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	01/05/2006		
TD Due Date:	02/01/2021	Type Finance:	
Legal Description:			

Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	10/14/2005	Loan Amount:	N/A
Document #:	2005-0891169 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	09/26/2005		
TD Due Date:		Type Finance:	
Legal Description:			

Tract No: 90-02 Legal Unit: 2 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Prior Transfer

Recording Date:	08/02/2005	Sales Price:	$66,000
Document #:	2005-0658404 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	07/08/2005	Sales Price:	$100,000
Document #:	2005-0577639 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	07/08/2005	Sales Price:	$460,000
Document #:	2005-0574892 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/20/2005	Loan Amount:	N/A
Document #:	2005-0513295 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/09/2005		
TD Due Date:	07/01/2035	Type Finance:	ADJ
Legal Description:			

Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	12/14/2004	Loan Amount:	N/A
Document #:	2004-1174222 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	11/08/2004		
TD Due Date:		Type Finance:	
Legal Description:			

Tract No: 90-02 Legal Unit: 02 Map Ref: 0

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Mortgage Record

Recording Date:	12/18/2003	Loan Amount:	N/A
Document #:	2003-1488138 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/11/2003		
TD Due Date:	01/01/2024	Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	12/18/2003	Loan Amount:	N/A
Document #:	2003-1488137 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/11/2003		
TD Due Date:	01/01/2034	Type Finance:	ADJ

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	03/11/2003	Loan Amount:	N/A
Document #:	2003-0273450 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	03/05/2003		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	01/21/2003	Loan Amount:	N/A
Document #:	2003-0070857 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	01/16/2003		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	07/09/2002	Loan Amount:	N/A
Document #:	2002-0576469 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	08/01/2012	Type Finance:	Fixed Rate

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	05/21/2002	Loan Amount:	N/A
Document #:	2002-0430623 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	06/01/2032	Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 0
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	07/20/2000	Loan Amount:	N/A
Document #:	2000-0384752 BK-PG -	Loan Type:	
Contract Date:	06/15/2000		
TD Due Date:	08/01/2030	Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 013278
Abbreviated Description: LOT 113
City/Muni/Twp: CHULA VISTA

Prior Transfer

Recording Date:	07/20/2000	Sales Price:	$361,500
Document #:	2000-0384751 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/15/2000		
Document Type:	Deed		

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 013278
Abbreviated Description: LOT 113
City/Muni/Twp: CHULA VISTA

Mortgage Record

Recording Date:	07/20/2000	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: RANCHO DEL REY SPA III PHASE 2 UNIT 1 Tract No: 90-02 Map Ref: 013278
Abbreviated Description: LOT 113
City/Muni/Twp: CHULA VISTA

Area Sales Analysis

Total Area Sales	$10,004,500	Median # of Bedrooms	4
Median Lot Size	5,954 SF	Median # of Baths	3
Median Living Area	2,302 SF	Median Year Built	1997
Price Range - 2 Yrs	$820,000 to $1,250,000	Age Range	25 years to 52 years
Median Value	$989,500	Median Age	29 years

ICE SiteX Report

OrderID: 98775304

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1039 CAMINO MIEL** **CHULA VISTA, CA 91910-8709**	02/06/2026	$1,053,000	$475	2217	/3/2	2001	6,337 SF	
		APN: 640-381-15-00 Document #: 2026-0034414 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 54 Subdivision: CHULA VISTA TRACT NO 90-02 RANCHO DEL REY SPA III Phase No: 2 Legal Unit: 1 MapRef: MAP 13278 Abbreviated Description: Lot:54 Subdivision:CHULA VISTA TRACT NO 90-02 RANCHO DEL REY SPA III Phase No:2 Legal Unit:1 Map Ref:MAP 13278City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
2	.11Mi.	**1026 CAMINO MIEL** **CHULA VISTA, CA 91910-8711**	06/05/2026	$1,047,000	$519	2017	/4/3	2001	5,594 SF	
		APN: 640-381-05-00 Document #: 2026-0162200 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: TRACT NO 90-02 Phase No: 2 Legal Unit: 1 MapRef: MAP 13278 Abbreviated Description: Lot:21 Subdivision:TRACT NO 90-02 Phase No:2 Legal Unit:1 Map Ref:MAP 13278City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
3	.12Mi.	**1038 DORADO WAY** **CHULA VISTA, CA 91910-6798**	10/15/2026	$1,050,000	$393	2671	/4/3	1999	6,655 SF	
		APN: 640-381-12-00 Document #: 2026-0299251 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 51 Subdivision: RANCHO DEL REY SPA III Tract No: 90-02 Phase No: 2 Legal Unit: 1 MapRef: MAP 13278 Abbreviated Description: Lot:51 Subdivision:RANCHO DEL REY SPA III Tract No:90-02 Phase No:2 Legal Unit:1 Map Ref:MAP 13278City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
4	.14Mi.	**1041 PASEO DEL NORTE** **CHULA VISTA, CA 91910-6716**	07/23/2026	$965,000	$540	1786	/4/2	1981	7,224 SF	
		APN: 640-197-26-00 Document #: 2026-0212082 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 182 Subdivision: TRACT NO 77-09 MapRef: MAP 9125 Abbreviated Description: Lot:182 Subdivision:TRACT NO 77-09 Map Ref:MAP 9125City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
5	.15Mi.	**1095 PASEO ENTRADA** **CHULA VISTA, CA 91910-6725**	04/15/2026	$1,150,000	$454	2534	/4/3	1986	5,872 SF	
		APN: 640-194-29-00 Document #: 2026-0105418 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 219 Subdivision: TRACT 77-09 MapRef: MAP 9125 Abbreviated Description: Lot:219 Subdivision:TRACT 77-09 Map Ref:MAP 9125City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
6	.16Mi.	**1141 PASEO DEL CERRO** **CHULA VISTA, CA 91910-6714**	04/10/2026	$950,000	$527	1801	/3/2	1986	6,346 SF	P
		APN: 640-194-25-00 Document #: 2026-0100826 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 215 Subdivision: TRACT NO 77-09 MapRef: MAP 9125 Abbreviated Description: Lot:215 Subdivision:TRACT NO 77-09 Map Ref:MAP 9125City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
7	.19Mi.	**1038 DORADO CT** **CHULA VISTA, CA 91910-6777**	03/27/2026	$1,050,000	$373	2814	/4/3	1989	7,328 SF	P
		APN: 640-240-43-00 Document #: 2026-0085680 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 43 Subdivision: TRACT 87-7 MapRef: MAP 12001 Abbreviated Description: Lot:43 Subdivision:TRACT 87-7 Map Ref:MAP 12001City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
8	.31Mi.	**1112 CAMINO DEL REY** **CHULA VISTA, CA 91910-7055**	12/09/2025	$920,000	$529	1740	/3/2	1998	4,916 SF	
		APN: 640-420-53-00 Document #: 2025-0346968 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 53 Subdivision: CHULA VISTA TRACT NO 9605 RANCHO DEL REY Phase No: 1 Legal Unit: 2 MapRef: MAP 13406 Abbreviated Description: Lot:53 Subdivision:CHULA VISTA TRACT NO 9605 RANCHO DEL REY Phase No:1 Legal Unit:2 Map Ref:MAP 13406City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
9	.34Mi.	**1175 CORTE DE CERA** **CHULA VISTA, CA 91910-6855**	09/14/2026	$997,000	$494	2017	/3/3	1998	5,598 SF	
		APN: 640-390-15-00 Document #: 2026-0268557 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Subdivision: TRACT NO 90-02 Phase No: 3 Legal Unit: 1 MapRef: MAP 13279 Abbreviated Description: Lot:15 Subdivision:TRACT NO 90-02 Phase No:3 Legal Unit:1 Map Ref:MAP 13279City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
10	.34Mi.	**1043 CAMINO CALABAZO** **CHULA VISTA, CA 91910-8124**	07/02/2026	$1,085,000	$513	2114	/4/3	1998	5,398 SF	
		APN: 640-351-35-00 Document #: 2026-0190937 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 78 Subdivision: TRACT NO 90-20 Phase No: 3 Legal Unit: 2 MapRef: MAP 13220 Abbreviated Description: Lot:78 Subdivision:TRACT NO 90-20 Phase No:3 Legal Unit:2 Map Ref:MAP 13220City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
11	.34Mi.	**1106 PASEO MARGUERITA** **CHULA VISTA, CA 91910-6732**	01/29/2026	$1,070,000	$515	2079	/4/3	1998	9,253 SF	
		APN: 640-370-01-00 Document #: 2026-0025612 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CHULA VISTA TRACT NO 90-02 Phase No: 2 Legal Unit: 3 MapRef: MAP 13243 Abbreviated Description: Lot:1 Subdivision:CHULA VISTA TRACT NO 90-02 Phase No:2 Legal Unit:3 Map Ref:MAP 13243City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
12	.35Mi.	**1179 CORTE DE CERA** **CHULA VISTA, CA 91910-6855**	06/16/2026	$950,000	$546	1740	/3/2	1998	5,604 SF	
		APN: 640-390-14-00 Document #: 2026-0173328 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CHULA VISTA TRACT NO 90-02 RANCHO DEL REY SPA III MapRef: MAP 13279 Abbreviated Description: Lot:14 Subdivision:CHULA VISTA TRACT NO 90-02 RANCHO DEL REY SPA III Map Ref:MAP 13279City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA							
13	.38Mi.	**1186 DE ANZA CT** **CHULA VISTA, CA 91910-6709**	05/29/2026	$1,100,000	$487	2261	/4/3	1986	7,137 SF	
		APN: 640-198-12-00 Document #: 2026-0155122 Document Type: Grant Deed Price Code: Land Use: Single Family Residential							

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Legal: Lot: 89 Subdivision: TRACT 77-09 MapRef: MAP 9125 Abbreviated Description: Lot:89 Subdivision:TRACT 77-09 Map Ref:MAP 9125City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

14	.38Mi.	**1082 CALLE DEL AMOR** **CHULA VISTA, CA 91910-7066**	02/20/2026	$890,000	$630	1412	/3/2	1998	4,140 SF	

APN: 640-421-08-00 Document #: 2026-0047831
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: CHULA VISTA TRACT NO 96-05 Phase No: 1 Legal Unit: 2 MapRef: MAP 13406 Abbreviated Description: Lot:71 Subdivision:CHULA VISTA TRACT NO 96-05 Phase No:1 Legal Unit:2 Map Ref:MAP 13406City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

15	.41Mi.	**1008 RED OAK PL** **CHULA VISTA, CA 91910-6750**	05/26/2026	$1,100,000	$537	2048	/3/2	1985	9,907 SF	P

APN: 640-231-04-00 Document #: 2026-0149482
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 355 Subdivision: CHULA VISTA TRACT NO 80-5 OF UNIT D MapRef: MAP 10989 Abbreviated Description: Lot:355 Subdivision:CHULA VISTA TRACT NO 80-5 OF UNIT D Map Ref:MAP 10989City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

16	.43Mi.	**1139 S CABRILLO DR** **CHULA VISTA, CA 91910-8168**	07/20/2026	$640,000	$566	1130	/2/2	1998	54,886 SF	

APN: 640-440-01-15 Document #: 2026-0207316
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TRACT 97-01 Phase No: 1 Legal Unit: 15 MapRef: DOC 1998-0032103 Abbreviated Description: Subdivision:TRACT 97-01 Phase No:1 Legal Unit:15 Map Ref:DOC 1998-0032103City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

17	.43Mi.	**937 PASEO LA CRESTA** **CHULA VISTA, CA 91910-6729**	03/27/2026	$1,179,000	$498	2367	/4/3	1998	6,757 SF	

APN: 640-360-10-00 Document #: 2026-0085013
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: RANCHO DEL REY SPA III Tract No: 90-02 Phase No: 2 Legal Unit: 4 MapRef: MAP 13244 Abbreviated Description: Lot:10 Subdivision:RANCHO DEL REY SPA III Tract No:90-02 Phase No:2 Legal Unit:4 Map Ref:MAP 13244City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

18	.43Mi.	**1181 DE SOTO CT** **CHULA VISTA, CA 91910-8166**	12/11/2025	$599,000	$530	1130	/2/2	1998	40,095 SF	

APN: 640-440-04-15 Document #: 2025-0350510
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: TRACT 97-1 MapRef: MAP 13497 Abbreviated Description: Lot:1 Subdivision:TRACT 97-1 Map Ref:MAP 13497City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

19	.44Mi.	**1029 VISTA OAK PL** **CHULA VISTA, CA 91910-6793**	01/30/2026	$1,130,000	$477	2370	/4/2	2000	5,057 SF	

APN: 640-231-53-00 Document #: 2026-0027409
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: CHULA VISTA TRACT NUMBER 98-07 MapRef: MAP 13668 Abbreviated Description: Lot:14 Subdivision:CHULA VISTA TRACT NUMBER 98-07 Map Ref:MAP 13668City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

20	.45Mi.	**1232 MADRIGAL CT** **CHULA VISTA, CA 91910-8171**	07/02/2026	$585,000	$571	1025	/2/2	1999	64,077 SF	

APN: 640-430-05-16 Document #: 2026-0191137
Document Type: Grant Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: TRACT 97-01 Phase No: 5 Legal Unit: 2 MapRef: MAP 13570 Abbreviated Description: Subdivision:TRACT 97-01 Phase No:5 Legal Unit:2 Map Ref:MAP 13570City/Muni/Twp:CHULA VISTA City/Muni/Twp: CHULA VISTA

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98775304

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1060 VIA SINUOSO**	**07/20/2000**		$584,374	2,871	/4/3	2001	16,085 SF	P
.01Mi.	**1056 VIA SINUOSO**			$742,827	2,217	/3/2	2001	6,371 SF	
.02Mi.	**1093 E J ST**	**06/16/2010**		$533,333	2,314	/3/3	2000	5,830 SF	
.02Mi.	**1089 E J ST**	**06/06/2003**		$706,106	2,314	/3/3	2000	5,902 SF	
.02Mi.	**1097 E J ST**			$462,293	2,871	/4/3	2000	6,600 SF	
.02Mi.	**1052 VIA SINUOSO**			$484,259	2,466	/4/3	2001	6,076 SF	P
.03Mi.	**1085 E J ST**	**06/10/2002**		$691,620	2,671	/4/3	2000	6,038 SF	
.03Mi.	**1048 VIA SINUOSO**	**04/22/2003**		$457,075	2,217	/3/2	2001	6,319 SF	
.04Mi.	**1081 E J ST**	**06/15/2006**		$406,015	2,314	/3/3	2000	6,037 SF	
.04Mi.	**1061 VIA SINUOSO**			$772,175	2,671	/5/3	2001	19,703 SF	
.04Mi.	**1057 VIA SINUOSO**			$785,999	2,871	/4/3	2001	8,224 SF	
.04Mi.	**1053 VIA SINUOSO**			$1,212,314	2,671	/5/3	2001	7,187 SF	P
.04Mi.	**1044 VIA SINUOSO**	**07/26/2000**		$430,137	2,314	/4/3	2001	5,616 SF	
.04Mi.	**1077 E J ST**	**01/31/2007**		$901,880	2,671	/4/3	2000	6,037 SF	
.05Mi.	**1049 VIA SINUOSO**			$499,495	2,871	/4/3	2001	7,389 SF	
.05Mi.	**1045 VIA SINUOSO**	**03/27/2003**		$472,598	2,871	/4/3	2001	6,735 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	38.4 years old	Households:	26,861
Median Household Income:	$82,062	Households w/Family:	73%
Household Income Per Capita:	$36,558	Households w/Family Married:	49%
Most Common Education Level:	Some College	Households w/Family Children:	32%

School District

School District Zone:	Chula Vista Elementary School District	Students:	22,245
Number of Schools:	44	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.78Mi.	**Myrtle S. Finney Elementary School** Number of Students: 396 Student-Teacher Ratio: 20.49	C+	Public	KG - 6
4.36Mi.	**Vista Square Elementary School** Number of Students: 554 Student-Teacher Ratio: 22.16	C	Public	KG - 6
4.36Mi.	**Vista Square Elementary School** Number of Students: 554 Student-Teacher Ratio: 22.16	C	Public	KG - 6
3.73Mi.	**Lillian J. Rice Elementary School** Number of Students: 613 Student-Teacher Ratio: 23.13	C+	Public	KG - 6
3.73Mi.	**Lillian J. Rice Elementary School** Number of Students: 613 Student-Teacher Ratio: 23.13	C+	Public	KG - 6
0.13Mi.	**Joseph C. Casillas Elementary School** Number of Students: 431 Student-Teacher Ratio: 20.52	B+	Public	KG - 6
0.13Mi.	**Joseph C. Casillas Elementary School** Number of Students: 431 Student-Teacher Ratio: 20.52	B+	Public	KG - 6
3.95Mi.	**John J. Montgomery Elementary School** Number of Students: 338 Student-Teacher Ratio: 21.13	B-	Public	KG - 6
3.78Mi.	**Myrtle S. Finney Elementary School** Number of Students: 396 Student-Teacher Ratio: 20.49	C+	Public	KG - 6
3.78Mi.	**Myrtle S. Finney Elementary School** Number of Students: 396 Student-Teacher Ratio: 20.49	C+	Public	KG - 6
1.46Mi.	**Otay Ranch High School** Number of Students: 2,440 Student-Teacher Ratio: 23.47	B+	Public	9 - 12
3.70Mi.	**J. Calvin Lauderbach Elementary School** Number of Students: 763 Student-Teacher Ratio: 23.12	C-	Public	KG - 6
3.70Mi.	**J. Calvin Lauderbach Elementary School** Number of Students: 763 Student-Teacher Ratio: 23.12	C-	Public	KG - 6

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3.70Mi.	**J. Calvin Lauderbach Elementary School** Number of Students: 763 Student-Teacher Ratio: 23.12	C-	Public	KG - 6
0.25Mi.	**Rancho Del Rey Middle School** Number of Students: 1,705 Student-Teacher Ratio: 23.48	A-	Public	7 - 8
0.25Mi.	**Rancho Del Rey Middle School** Number of Students: 1,705 Student-Teacher Ratio: 23.48	A-	Public	7 - 8
0.25Mi.	**Rancho Del Rey Middle School** Number of Students: 1,705 Student-Teacher Ratio: 23.48	A-	Public	7 - 8
3.90Mi.	**Juarez-Lincoln Elementary School** Number of Students: 426 Student-Teacher Ratio: 22.42	C	Public	KG - 6
3.90Mi.	**Juarez-Lincoln Elementary School** Number of Students: 426 Student-Teacher Ratio: 22.42	C	Public	KG - 6
2.95Mi.	**Loma Verde Elementary School** Number of Students: 419 Student-Teacher Ratio: 22.05	C+	Public	KG - 6
0.13Mi.	**Joseph C. Casillas Elementary School** Number of Students: 431 Student-Teacher Ratio: 20.52	B+	Public	KG - 6
1.44Mi.	**Greg Rogers Elementary School** Number of Students: 382 Student-Teacher Ratio: 18.63	C	Public	KG - 6
1.44Mi.	**Greg Rogers Elementary School** Number of Students: 382 Student-Teacher Ratio: 18.63	C	Public	KG - 6
2.59Mi.	**Fred H. Rohr Elementary School** Number of Students: 290 Student-Teacher Ratio: 18.71	B-	Public	KG - 6
2.59Mi.	**Fred H. Rohr Elementary School** Number of Students: 290 Student-Teacher Ratio: 18.71	B-	Public	KG - 6
2.59Mi.	**Fred H. Rohr Elementary School** Number of Students: 290 Student-Teacher Ratio: 18.71	B-	Public	KG - 6
3.73Mi.	**Lillian J. Rice Elementary School** Number of Students: 613 Student-Teacher Ratio: 23.13	C+	Public	KG - 6
4.54Mi.	**Harborside Elementary School** Number of Students: 524 Student-Teacher Ratio: 21.83	D	Public	KG - 6
3.95Mi.	**John J. Montgomery Elementary School** Number of Students: 338 Student-Teacher Ratio: 21.13	B-	Public	KG - 6
3.95Mi.	**John J. Montgomery Elementary School** Number of Students: 338 Student-Teacher Ratio: 21.13	B-	Public	KG - 6
2.95Mi.	**Loma Verde Elementary School** Number of Students: 419 Student-Teacher Ratio: 22.05	C+	Public	KG - 6
2.95Mi.	**Loma Verde Elementary School** Number of Students: 419 Student-Teacher Ratio: 22.05	C+	Public	KG - 6
3.49Mi.	**Otay Elementary School** Number of Students: 455 Student-Teacher Ratio: 22.75	C	Public	KG - 6
3.49Mi.	**Otay Elementary School** Number of Students: 455 Student-Teacher Ratio: 22.75	C	Public	KG - 6
3.49Mi.	**Otay Elementary School** Number of Students: 455 Student-Teacher Ratio: 22.75	C	Public	KG - 6
1.44Mi.	**Greg Rogers Elementary School** Number of Students: 382 Student-Teacher Ratio: 18.63	C	Public	KG - 6
4.54Mi.	**Harborside Elementary School** Number of Students: 524 Student-Teacher Ratio: 21.83	D	Public	KG - 6

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4.54Mi. **Harborside Elementary School** Number of Students: 524 Student-Teacher Ratio: 21.83	D	Public	KG - 6
4.36Mi. **Vista Square Elementary School** Number of Students: 554 Student-Teacher Ratio: 22.16	C	Public	KG - 6
2.10Mi. **Valle Lindo Elementary School** Number of Students: 372 Student-Teacher Ratio: 19.58	C+	Public	KG - 6
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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

No alerts noted

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