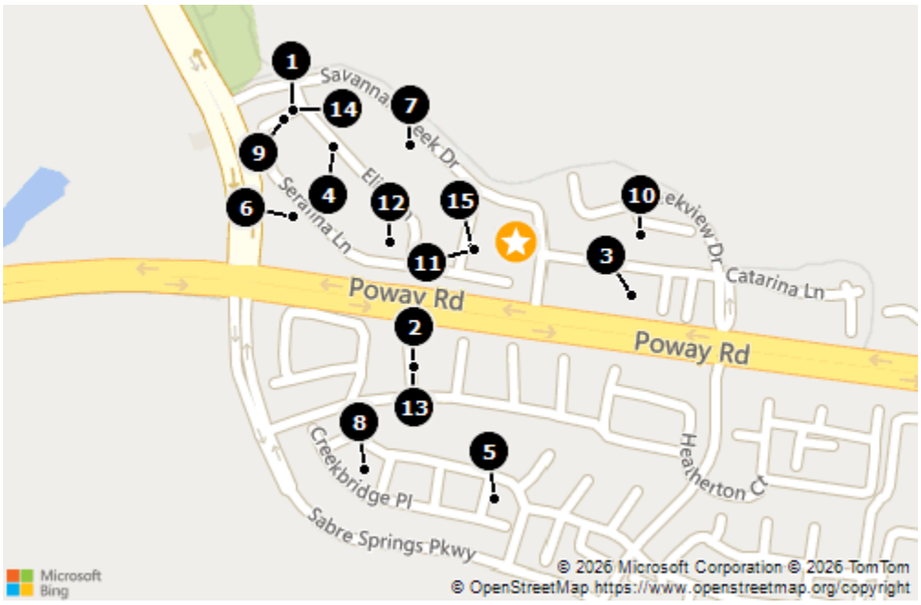
ICE SiteX Report

OrderID: 98184670

SiteX Property Information Report



Subject Property Location

10978 SERAFINA LN, SAN DIEGO, CA 92128-5638

County:	**SAN DIEGO CA**	Census Tract:	060730170.394005
Property Use:	Condominium Unit (Residential)	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	316-340-15-02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$709,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$645,190 - $772,810	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	8-129
Assd Land Value:	$303,331	Market Land Value:		Tax Year:	2025
Assd Improvement:	$276,955	Market Improvment Value:		Total Taxable Value:	$6,146
Total Assessed Value:	$580,286	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 0020 Subdivision: SAVANNAH TERRACE SABRE SPRINGS Tract No: 14740 Map Ref: 014740
Abbreviated Description: TR 14740 LOT 1*US 69PER DOC04-576487&UND INT IN
City/Muni/Twp: SAN DIEGO

Property Characteristics

Lot Size:	2.021 AC	Bedrooms:	2	Pool:	
Building Area:	1092 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2026	Sales Price:	N/A
Document #:	2026-0123645 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2025	Sales Price:	N/A
Document #:	2025-0194423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/05/2024	Loan Amount:	N/A
Document #:	2024-0029243 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15 16 17 AND Legal Unit: 69
Abbreviated Description: PORTION LOT1
City/Muni/Twp: SAN DIEGO

Mortgage Record

Recording Date:	08/19/2022	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2022-0335040 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15 16 17 AND Legal Unit: LU-69
Abbreviated Description: PORTION LOT1
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	$490,191
Document #:	2021-0870553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2019	Sales Price:	$491,767
Document #:	2019-0387918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/28/2019	Loan Amount:	N/A
Document #:	2019-0367144 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15 16 17 AND Legal Unit: LU-69
Abbreviated Description: PORTION LOT1
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	03/26/2018	Sales Price:	$15,000
Document #:	2018-0117775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/2018	Sales Price:	$217,000
Document #:	2018-0107037 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2018	Sales Price:	$510,000
Document #:	2018-0090142 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/13/2018		
Document Type:			

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15 16 17 AND Legal Unit: LU-69 Map Ref: MAP 14740
Abbreviated Description: PORTION LOT1
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	07/10/2009	Sales Price:	$220,000
Document #:	2009-0380545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/21/2009	Loan Amount:	N/A
Document #:	2009-0272275 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15 16 17 & 18 Legal Unit: LU-69
City/Muni/Twp: SAN DIEGO

Mortgage Record

Recording Date:	03/18/2008	Loan Amount:	N/A
Document #:	2008-0142832 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15-18 Legal Unit: LU-69
Abbreviated Description: FILE #2004-0576487

Prior Transfer

Recording Date:	05/17/2007	Sales Price:	$420,000
Document #:	2007-0338795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2007		
Document Type:			

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15-18 Legal Unit: LU-69 Map Ref: MAP14740
Abbreviated Description: FILE #2004-0576487
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	05/17/2007	Sales Price:	N/A
Document #:	2007-0338794 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/14/2007		
Document Type:			

ICE SiteX Report

OrderID: 98184670

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABER SPRINGS AREAS 15-18 Legal Unit: LU-69 Map Ref: MAP14740
Abbreviated Description: FILE #2004-0576487
City/Muni/Twp: SAN DIEGO

Prior Transfer

Recording Date:	06/25/2004	Sales Price:	$418,000
			Multiple Parcels Involved in this transaction
Document #:	2004-0597789 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/22/2004		
Document Type:			

Legal Description:
Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15-18 Legal Unit: 69 Map Ref: MAP14740

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: 0020 Subdivision: SAVANNAH TERRACE SABRE SPRINGS Tract No: 14740 Map Ref: 014740
Abbreviated Description: TR 14740 LOT 1*US 69PER DOC04-576487&UND INT IN
City/Muni/Twp: SAN DIEGO

Area Sales Analysis

Total Area Sales	$10,715,500	Median # of Bedrooms	2
Median Lot Size	91,999 SF	Median # of Baths	2
Median Living Area	1,092 SF	Median Year Built	2005
Price Range - 2 Yrs	$595,000 to $840,000	Age Range	20 years to 35 years
Median Value	$725,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**12737 SAVANNAH CREEK DR** **SAN DIEGO, CA 92128-5648**	07/27/2026	$603,000	$630	956	/2/2	2005	91,999 SF	
		APN: 316-340-23-19 Document #: 2026-0215231 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Block: 1 Subdivision: TRACT 14740 Phase No: 7 Legal Unit: 280 MapRef: MAP 14740 Abbreviated Description: Lot:1 Block:1 Subdivision:TRACT 14740 Phase No:7 Legal Unit:280 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
2	.11Mi.	**10974 CREEKBRIDGE PL** **SAN DIEGO, CA 92128-5103**	07/20/2026	$765,000	$729	1049	/2/2	1991	133,643 SF	
		APN: 316-232-06-11 Document #: 2026-0207086 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Block: 1 Subdivision: PARCEL MAP NO 15983 Phase No: I Legal Unit: 46 MapRef: MAP 15983 Abbreviated Description: Lot:1 Block:1 Subdivision:PARCEL MAP NO 15983 Phase No:I Legal Unit:46 Map Ref:MAP 15983City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
3	.09Mi.	**11021 CATARINA LN** **SAN DIEGO, CA 92128-5691**	06/08/2026	$595,000	$622	956	/2/2	2006	96,834 SF	
		APN: 316-340-12-09 Document #: 2026-0163507 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 3 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS Phase No: 13 Legal Unit: 297 Abbreviated Description: Lot:3 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS Phase No:13 Legal Unit:297 City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
4	.14Mi.	**12657 ELISA LN** **SAN DIEGO, CA 92128-5620**	06/05/2026	$725,000	$631	1148	/2/2	2005	54,015 SF	
		APN: 316-340-21-02 Document #: 2026-0162239 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: TRACT NO 14740 Phase No: 5 Legal Unit: 2 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:TRACT NO 14740 Phase No:5 Legal Unit:2 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
5	.17Mi.	**12306 SPRINGWATER PT** **SAN DIEGO, CA 92128-5112**	06/01/2026	$835,000	$655	1273	/2/2	1993	150,892 SF	
		APN: 316-233-02-18 Document #: 2026-0156150 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 5 Subdivision: CREEKVIEW SOUTH PARCELS 23 24 25 26 AND 27 UNIT NO Phase No: V Legal Unit: 147 MapRef: MAP 12258 Abbreviated Description: Lot:5 Subdivision:CREEKVIEW SOUTH PARCELS 23 24 25 26 AND 27 UNIT NO Phase No:V Legal Unit:147 Map Ref:MAP 12258City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
6	.15Mi.	**10867 SERAFINA LN** **SAN DIEGO, CA 92128-5632**	05/01/2026	$620,000	$648	956	/2/2	2005	78,452 SF	
		APN: 316-340-20-21 Document #: 2026-0125172 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 & 18 Phase No: 4 Legal Unit: 36 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 & 18 Phase No:4 Legal Unit:36 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
7	.1Mi.	**12685 SAVANNAH CREEK DR** **SAN DIEGO, CA 92128-5664**	04/15/2026	$765,000	$623	1227	/3/2	2005	104,065 SF	
		APN: 316-340-22-18 Document #: 2026-0104810 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 1 Subdivision: SAVANNAH TERRACE Legal Unit: 261 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE Legal Unit:261 Map Ref:MAP 14740City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.18Mi.	**10909 CREEKBRIDGE PL** **SAN DIEGO, CA 92128-5107**	04/14/2026	$840,000	$659	1273	/2/2	1992	210,526 SF	
		APN: 316-233-01-40 Document #: 2026-0102420 Document Type: Price Code: R Land Use: Condominium Unit (Residential) Legal: Lot: 4 Subdivision: PARCEL MAP NO 15983 MapRef: MAP 12258 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP NO 15983 Map Ref:MAP 12258City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
9	.18Mi.	**10804 SERAFINA LN** **SAN DIEGO, CA 92128-5639**	02/27/2026	$701,500	$611	1148	/2/2	2005	91,999 SF	

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APN: 316-340-23-06 Document #: 2026-0055037
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit: 6 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit:6 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

10	.08Mi.	**12665 CREEKVIEW DR** **SAN DIEGO, CA 92128-5654**	01/29/2026	$805,000	$635	1267	/3/2	2005	209,437 SF

APN: 316-340-24-48 Document #: 2026-0025747
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit: 140 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit:140 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

11	.03Mi.	**12620 FIORENZA LN** **SAN DIEGO, CA 92128-5659**	01/23/2026	$650,000	$595	1092	/2/2	2004	70,960 SF

APN: 316-340-14-10 Document #: 2026-0020740
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit: 229 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Legal Unit:229 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

12	.08Mi.	**10902 SERAFINA LN** **SAN DIEGO, CA 92128-5635**	12/22/2025	$601,000	$628	956	/2/2	2004	85,901 SF

APN: 316-340-17-01 Document #: 2025-0360812
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Tract No: 1 Phase No: 2 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Tract No:1 Phase No:2 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

13	.11Mi.	**10946 CREEKBRIDGE PL** **SAN DIEGO, CA 92128-5102**	09/22/2025	$765,000	$729	1049	/2/2	1991	133,643 SF

APN: 316-232-06-08 Document #: 2025-0263353
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: PARCEL MAP NO 15983 MapRef: MAP 84635 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 15983 Map Ref:MAP 84635City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

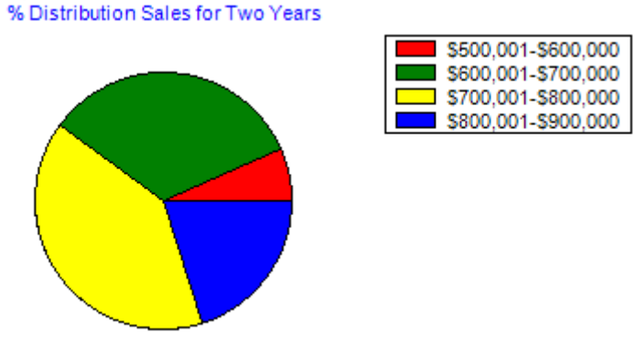
14	.18Mi.	**12745 SAVANNAH CREEK DR** **SAN DIEGO, CA 92128-5681**	09/05/2025	$670,000	$613	1092	/2/2	2005	91,999 SF

APN: 316-340-23-22 Document #: 2025-0246308
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS Phase No: 7 Legal Unit: 283 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS Phase No:7 Legal Unit:283 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

15	.03Mi.	**12625 FIORENZA LN** **SAN DIEGO, CA 92128-5660**	08/22/2025	$775,000	$611	1267	/3/2	2004	70,960 SF

APN: 316-340-14-09 Document #: 2025-0232539
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Tract No: 1 MapRef: MAP 14740 Abbreviated Description: Lot:1 Subdivision:SAVANNAH TERRACE SABRE SPRINGS AREAS 15 16 17 AND Tract No:1 Map Ref:MAP 14740City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO

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

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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.	**10978 SERAFINA LN**			$580,286	1,092	/2/2	2004	2 SF	
0Mi.	**10978 SERAFINA LN**			$607,952	1,267	/3/2	2004	2 SF	
0Mi.	**10978 SERAFINA LN**			$486,739	1,227	/3/2	2004	2 SF	
0Mi.	**10978 SERAFINA LN**			$365,297	956	/2/2	2004	2 SF	
0Mi.	**10978 SERAFINA LN**	**11/21/2008**		$424,939	1,148	/2/2	2004	2 SF	
0Mi.	**10978 SERAFINA LN**	**02/14/2007**		$488,992	956	/2/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$577,554	1,092	/2/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$845,000	1,227	/3/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$574,487	1,148	/2/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$518,710	956	/2/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$426,355	1,267	/3/2	2004	2 SF	
.03Mi.	**10964 SERAFINA LN**			$373,878	956	/2/2	2004	2 SF	
.03Mi.	**12625 FIORENZA LN**			$742,840	1,227	/3/2	2004	2 SF	
.03Mi.	**12625 FIORENZA LN**			$725,000	956	/2/2	2004	2 SF	
.03Mi.	**12625 FIORENZA LN**			$833,470	1,267	/3/2	2004	2 SF	
.03Mi.	**12620 FIORENZA LN**			$498,927	1,092	/2/2	2004	2 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	44.9 years old	Households:	20,414
Median Household Income:	$123,034	Households w/Family:	67%
Household Income Per Capita:	$63,875	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Poway Unified School District	Students:	34,405
Number of Schools:	39	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.17Mi.	**Mt. Carmel High School** Number of Students: 1,800 Student-Teacher Ratio: 23.23 Advanced Placement: Yes	A+	Public	9 - 12
2.02Mi.	**Meadowbrook Middle School** Number of Students: 972 Student-Teacher Ratio: 21.23	B	Public	6 - 8
0.44Mi.	**Morning Creek Elementary School** Number of Students: 531 Student-Teacher Ratio: 21.51	A-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	31%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	20%	SIGNIFICANTLY LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	65%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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