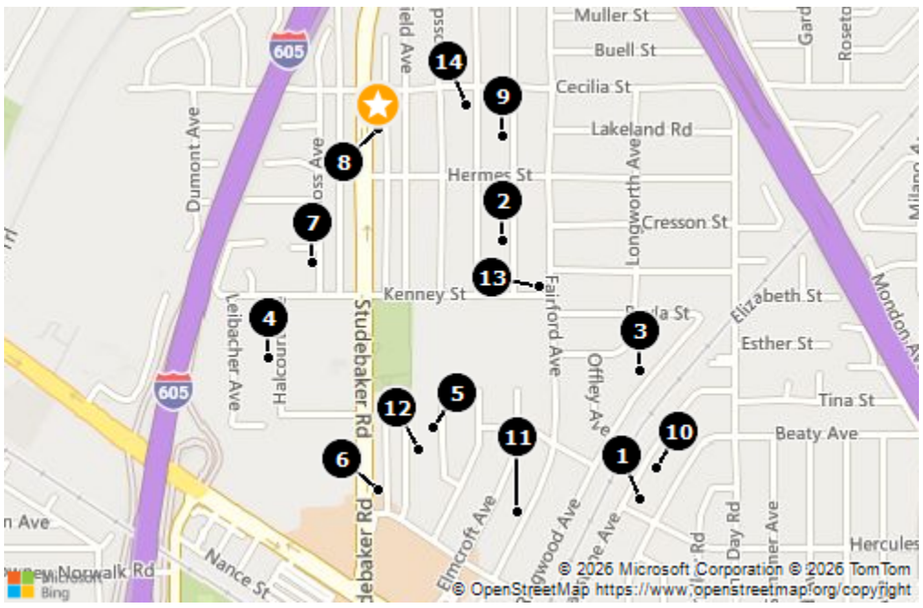
ICE SiteX Report

OrderID: 98161902

SiteX Property Information Report



Subject Property Location

11208 STUDEBAKER RD, NORWALK, CA 90650-7535

County:	**LOS ANGELES CA**	Census Tract:	060375778.002010
Property Use:	Single Family Residential	Zoning:	NOR1YY
Parcel Number:	8019-013-002	Thomas Bros Pg-Grid:	706-6E

Valuation

Value:	**$744,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$654,720 - $833,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	5-295
Assd Land Value:	$239,638	Market Land Value:		Tax Year:	2025
Assd Improvement:	$152,916	Market Improvment Value:		Total Taxable Value:	$5,397
Total Assessed Value:	$392,554	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Tract No: 16589
Abbreviated Description: TRACT # 16589 LOT 17

Property Characteristics

Lot Size:	5,306 SF	Bedrooms:	3	Pool:	
Building Area:	1210 SF	Baths:	2	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2015	Sales Price:	$47,170
Document #:	15-1185076 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2015	Sales Price:	N/A
Document #:	15-0309271 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/21/2015		
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589 Map Ref: MB406 PG8-10
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	03/23/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589
Abbreviated Description: TRACT # 16589 LOT 17

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Prior Transfer

Recording Date:	02/17/2009	Sales Price:	$442,000
Document #:	09-0210218 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2007	Loan Amount:	N/A
Document #:	07-1207402 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	10/12/2006	Sales Price:	$28,234
Document #:	06-2272819 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2006	Loan Amount:	N/A
Document #:	06-2064245 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Mortgage Record

Recording Date:	07/10/2006	Loan Amount:	N/A
Document #:	06-1509775 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	04/14/2006	Sales Price:	$87,185
Document #:	06-0827482 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2006	Sales Price:	$304,000
Document #:	06-0592888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/08/2006	Loan Amount:	N/A
Document #:	06-0496639 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	01/31/2006	Sales Price:	$46,349
Document #:	06-0235396 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/04/2006	Loan Amount:	N/A
Document #:	06-0015979 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/29/2035	Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$22,704
Document #:	05-1779850 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2005	Loan Amount:	N/A
Document #:	05-1540392 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Mortgage Record

Recording Date:	04/01/2005	Loan Amount:	N/A
Document #:	05-0754610 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

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Legal Description:
Lot: 17 Tract No: 16589

Prior Transfer

Recording Date:	11/01/2004	Sales Price:	N/A
Document #:	04-2814149 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/26/2004		
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589 Map Ref: MB406 PG8-10
City/Muni/Twp: NORWALK

Mortgage Record

Recording Date:	07/07/2004	Loan Amount:	N/A
Document #:	04-1720685 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Tract No: 16589
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	04/02/2004	Sales Price:	N/A
Document #:	04-0789969 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/23/2004		
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589 Map Ref: MB406 PG8-10
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	08/29/2001	Sales Price:	$202,000
Document #:	01-1619295 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/25/2001		
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589 Map Ref: MP406 PG8-10
City/Muni/Twp: NORWALK

Prior Transfer

Recording Date:	11/07/1994	Sales Price:	N/A
Document #:	94-2013944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/10/1994		
Document Type:			

Legal Description:
Lot: 17 Tract No: 16589 Map Ref: MB406 PG8-10

Area Sales Analysis

Total Area Sales	$11,067,500	Median # of Bedrooms	3
Median Lot Size	5,383 SF	Median # of Baths	1
Median Living Area	1,163 SF	Median Year Built	1951
Price Range - 2 Yrs	$650,000 to $885,000	Age Range	73 years to 75 years
Median Value	$801,750	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**11844 GRAYSTONE AVE** **NORWALK, CA 90650-7806**	06/30/2026	$798,500	$735	1086	/3/1	1951	4,878 SF	
		APN: 8022-021-017 Document #: 26-0475356 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 395 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:395 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK								
2	.25Mi.	**11405 ELMCROFT AVE** **NORWALK, CA 90650-7612**	06/12/2026	$840,000	$629	1335	/3/1	1951	5,533 SF	
		APN: 8019-017-021 Document #: 26-0433769 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 161 Tract No: 16361 MapRef: MB 405 PG 14-18 Abbreviated Description: Lot:161 Tract No:16361 Map Ref:MB 405 PG 14-18City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK								
3	.5Mi.	**11623 RINGWOOD AVE** **NORWALK, CA 90650-7766**	06/11/2026	$805,000	$673	1195	/3/2	1952	5,791 SF	
		APN: 8022-013-003 Document #: 26-0429451 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Tract No: 16706 MapRef: MB 421 PG 7-9 Abbreviated Description: Lot:37 Tract No:16706 Map Ref:MB 421 PG 7-9City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK								
4	.37Mi.	**11613 HALCOURT AVE** **NORWALK, CA 90650-7509**	04/14/2026	$885,000	$636	1390	/2/2	1953	8,240 SF	Yes
		APN: 8020-023-018 Document #: 26-0261173 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Tract No: 16869 MapRef: MB 454 PG 31 Abbreviated Description: Lot:18 Tract No:16869 Map Ref:MB 454 PG 31City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK								
5	.44Mi.	**11727 CROSSDALE AVE** **NORWALK, CA 90650-7710**	03/20/2026	$825,000	$730	1130	/3/1	1951	4,884 SF	
		APN: 8022-005-035 Document #: 26-0197079 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 121 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:121 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

6	.52Mi.	**11826 STUDEBAKER RD** **NORWALK, CA 90650-7545**	03/16/2026	$695,000	$630	1103	/3/1	1951	4,958 SF

APN: 8022-006-015 Document #: 26-0181491
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:15 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

7	.23Mi.	**10922 PLUTON ST** **NORWALK, CA 90650-7533**	02/25/2026	$750,000	$576	1301	/3/2	1952	6,814 SF

APN: 8020-009-005 Document #: 26-0133302
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Tract No: 16921 MapRef: MB 437 PG 50 Abbreviated Description: Lot:17 Tract No:16921 Map Ref:MB 437 PG 50City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

8	.03Mi.	**11224 STUDEBAKER RD** **NORWALK, CA 90650-7535**	02/09/2026	$810,000	$671	1206	/3/2	1951	5,430 SF

APN: 8019-013-007 Document #: 26-0091429
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Tract No: 16361 MapRef: MB 405 PG 14-16 Abbreviated Description: Lot:3 Tract No:16361 Map Ref:MB 405 PG 14-16City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

9	.17Mi.	**11231 ELMCROFT AVE** **NORWALK, CA 90650-7608**	01/13/2026	$650,000	$653	995	/3/1	1951	5,336 SF

APN: 8019-010-017 Document #: 26-0028994
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 173 Tract No: 16361 MapRef: MB 405 PG 14-16 Abbreviated Description: Lot:173 Tract No:16361 Map Ref:MB 405 PG 14-16City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

10	.61Mi.	**11818 GRAYSTONE AVE** **NORWALK, CA 90650-7806**	10/30/2025	$785,000	$756	1038	/3/1	1951	4,956 SF

APN: 8022-021-012 Document #: 25-0754800
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 390 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:390 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

11	.58Mi.	**11903 FAIRFORD AVE** **NORWALK, CA 90650-7747**	10/22/2025	$764,000	$692	1103	/3/1	1951	5,141 SF

APN: 8022-010-030 Document #: 25-0732622
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 220 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:220 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

12	.46Mi.	**11742 BENFIELD AVE** **NORWALK, CA 90650-7705**	10/09/2025	$850,000	$752	1130	/3/1	1951	5,030 SF

APN: 8022-005-013 Document #: 25-0698464
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 99 Tract No: 16767 MapRef: MB 393 PG 14-17 Abbreviated Description: Lot:99 Tract No:16767 Map Ref:MB 393 PG 14-17City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

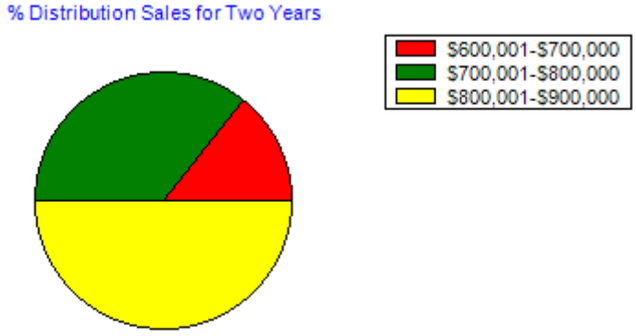
13	.33Mi.	**11437 FAIRFORD AVE** **NORWALK, CA 90650-7632**	09/17/2025	$850,000	$570	1490	/3/2	1951	6,261 SF

APN: 8019-018-014 Document #: 25-0640397
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 198 Tract No: 16361 MapRef: MB 405 PG 14-16 Abbreviated Description: Lot:198 Tract No:16361 Map Ref:MB 405 PG 14-16City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

14	.12Mi.	**11209 DALWOOD AVE** **NORWALK, CA 90650-7602**	09/03/2025	$760,000	$509	1491	/3/1	1953	6,909 SF

APN: 8019-011-003 Document #: 25-0599261
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Tract No: 18086 MapRef: MB 458 PG 39&40 Abbreviated Description: Lot:57 Tract No:18086 Map Ref:MB 458 PG 39&40City/Muni/Twp:NORWALK City/Muni/Twp: NORWALK

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.

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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.	**11208 STUDEBAKER RD**	**03/23/2015**		$392,554	1,210	/3/2	1951	5,306 SF	
.01Mi.	**11202 STUDEBAKER RD**	**07/26/2004**		$546,393	1,417	/3/2	1951	5,021 SF	Yes
.01Mi.	**11212 STUDEBAKER RD**	**10/31/1980**		$211,124	1,861	/4/2	1951	5,650 SF	
.02Mi.	**11218 STUDEBAKER RD**	**08/02/1999**		$252,810	1,418	/2/1	1951	5,355 SF	
.02Mi.	**11207 BENFIELD AVE**	**05/03/1972**		$70,542	1,435	/4/2	1951	5,083 SF	Yes
.02Mi.	**11203 BENFIELD AVE**	**02/17/2005**		$585,145	1,584	/4/2	1951	4,871 SF	
.02Mi.	**11213 BENFIELD AVE**	**03/16/2012**		$401,925	1,405	/4/2	1951	5,498 SF	
.03Mi.	**11219 BENFIELD AVE**	**05/14/2004**		$511,824	1,095	/3/1	1951	5,271 SF	
.03Mi.	**11224 STUDEBAKER RD**	**01/28/2023**		$677,300	1,206	/3/2	1951	5,430 SF	
.03Mi.	**11046 STUDEBAKER RD**	**12/30/2019**		$596,032	1,210	/3/2	1951	5,439 SF	
.04Mi.	**11225 BENFIELD AVE**	**07/11/2013**		$441,300	1,112	/2/1	1951	5,158 SF	
.04Mi.	**11037 BENFIELD AVE**	**06/19/2012**		$370,522	1,453	/2/2	1951	5,714 SF	
.04Mi.	**11209 STUDEBAKER RD**	**07/10/2024**		$660,000	1,072	/3/1	1950	5,691 SF	
.04Mi.	**11203 STUDEBAKER RD**	**12/18/2007**		$499,119	1,432	/3/2	1950	6,023 SF	
.04Mi.	**11230 STUDEBAKER RD**	**03/01/2024**		$714,000	1,786	/4/2	1951	5,252 SF	
.04Mi.	**11040 STUDEBAKER RD**	**06/12/2003**		$376,542	1,085	/3/1	1951	5,549 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	36.0 years old	Households:	26,062
Median Household Income:	$80,899	Households w/Family:	81%
Household Income Per Capita:	$27,342	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Little Lake City Elementary School District	Students:	3,535
Number of Schools:	9	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Studebaker Elementary School** Number of Students: 394 Student-Teacher Ratio: 21.31	A	Public	KG - 5
0.47Mi.	**Studebaker Elementary School** Number of Students: 394 Student-Teacher Ratio: 21.31	A	Public	KG - 5
0.81Mi.	**Santa Fe High School** Number of Students: 1,865 Student-Teacher Ratio: 24.19 Advanced Placement: Yes	B+	Public	9 - 12
0.81Mi.	**Santa Fe High School** Number of Students: 1,865 Student-Teacher Ratio: 24.19 Advanced Placement: Yes	B+	Public	9 - 12
0.29Mi.	**Lakeside Middle School** Number of Students: 509 Student-Teacher Ratio: 19.23	B+	Public	6 - 8
0.29Mi.	**Lakeside Middle School** Number of Students: 509 Student-Teacher Ratio: 19.23	B+	Public	6 - 8

Flood Report

The Subject Property of **11208 STUDEBAKER RD, NORWALK, CA 90650-7535** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Landslide Report

The Subject Property of **11208 STUDEBAKER RD, NORWALK, CA 90650-7535** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

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Liquefaction Report

The Subject Property of **11208 STUDEBAKER RD, NORWALK, CA 90650-7535** is **IN** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	71%	NOTABLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	53%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

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