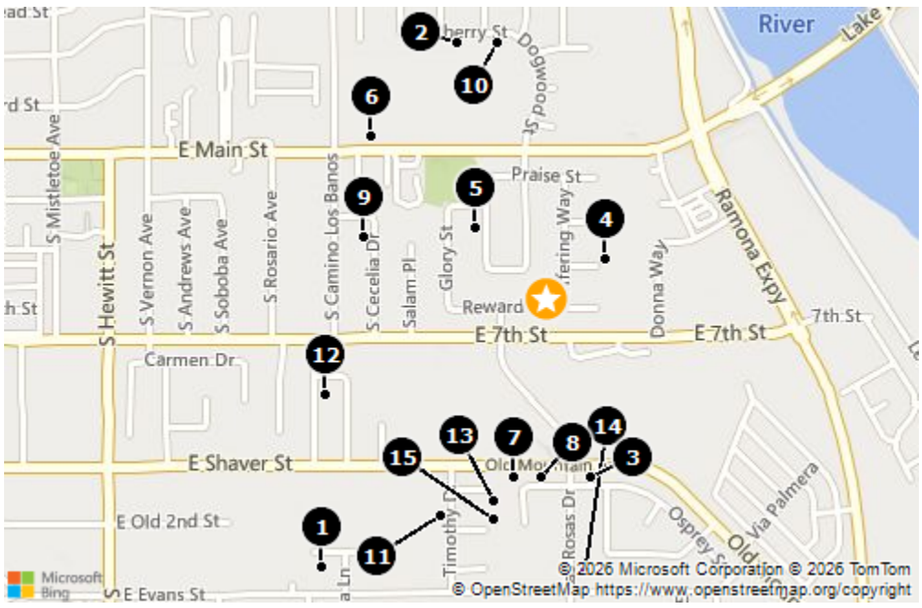
ICE SiteX Report

OrderID: 98282113

SiteX Property Information Report



Subject Property Location

1185 REWARD ST, SAN JACINTO, CA 92583-4434

County:	**RIVERSIDE CA**	Census Tract:	060650435.131022
Property Use:	Single Family Residential	Zoning:	A1
Parcel Number:	433-501-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$488,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$434,320 - $541,680	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	10-056
Assd Land Value:	$36,414	Market Land Value:		Tax Year:	2025
Assd Improvement:	$473,382	Market Improvment Value:		Total Taxable Value:	$8,842
Total Assessed Value:	$509,796	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	433501003
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 83 Tract No: 31036
Abbreviated Description: .18 ACRES IN LOT 83 MB 364/006 TR 31036
City/Muni/Twp: SAN JACINTO

Property Characteristics

Lot Size:	7,840 SF	Bedrooms:	3	Pool:	
Building Area:	1540 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2024	Sales Price:	N/A
Document #:	2024-0220908 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	N/A
Document #:	2023-0166212 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/26/2023		
Document Type:			
Legal Description:			

Lot: 83 Subdivision: TRACT 31036 Map Ref: MB 364 PG 6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	N/A
Document #:	2023-0166211 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/26/2023		
Document Type:			
Legal Description:			

Lot: 83 Subdivision: TRACT 31036 Map Ref: MB 364 PG 6-11
City/Muni/Twp: SAN JACINTO

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Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$490,000
Document #:	2023-0003534 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/15/2022		
Document Type:			

Legal Description:
Lot: 83 Subdivision: TRACT 31036 Map Ref: MB 364 PG 6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	$395,000
Document #:	2022-0224458 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/08/2022		
Document Type:			

Legal Description:
Lot: 83 Subdivision: TRACT 31036 Map Ref: MB 364 PG 6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	N/A
Document #:	2022-0224457 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/21/2022		
Document Type:			

Legal Description:
Lot: 83 Subdivision: TRACT 31036 Map Ref: MB 364 PG 6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	11/25/2009	Sales Price:	$130,000
Document #:	2009-0611383 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/21/2009		
Document Type:			

Legal Description:
Lot: 83 Tract No: 31038 Map Ref: MB364 PG6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	08/21/2009	Sales Price:	$104,400
Document #:	2009-0437251 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2009		
Document Type:			

Legal Description:
Lot: 83 Tract No: 31036 Map Ref: MB364 PG6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	09/06/2006	Sales Price:	$210,780
Document #:	2006-0656565 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2006	Loan Amount:	N/A
Document #:	2006-0594388 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	08/14/2036	Type Finance:	ADJ

Legal Description:
Lot: 83 Tract No: 31036
City/Muni/Twp: SAN JACINTO

Prior Transfer

Recording Date:	04/29/2005	Sales Price:	$301,500
Document #:	2005-0342666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/11/2004		
Document Type:			

Legal Description:
Lot: 83 Tract No: 31036 Map Ref: MB364 PG6-11
City/Muni/Twp: SAN JACINTO

Prior Transfer

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

Legal Description:
Lot: 83 Tract No: 31036
Abbreviated Description: .18 ACRES IN LOT 83 MB 364/006 TR 31036
City/Muni/Twp: SAN JACINTO

Area Sales Analysis

Total Area Sales	$7,197,000	Median # of Bedrooms	4
Median Lot Size	7,840 SF	Median # of Baths	2
Median Living Area	1,814 SF	Median Year Built	2003
Price Range - 2 Yrs	$393,000 to $565,000	Age Range	5 years to 70 years
Median Value	$481,500	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**874 KALPESH DR**	04/24/2026	$480,000	$278	1722	/3/2	2005	8,712 SF	

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SAN JACINTO, CA 92583-4887
APN: 437-300-023 Document #: 2026-0124463
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: TRACT NO 29992 MapRef: MB 354 PG 30-32 Abbreviated Description: Lot:7 Subdivision:TRACT NO 29992 Map Ref:MB 354 PG 30-32Abbreviated Description:TRA 010-000 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

2	.36Mi.	**1034 ELDERBERRY ST**	04/16/2026	$565,000	$230	2456	/5/2.5	2020	7,405 SF	

SAN JACINTO, CA 92583-4347
APN: 433-512-006 Document #: 2026-0114964
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: TRACT 32053 MapRef: MB 395 PG 32-37 Abbreviated Description: Lot:71 Subdivision:TRACT 32053 Map Ref:MB 395 PG 32-37Abbreviated Description:TRA 010-132 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

3	.25Mi.	**1209 OSPREY ST**	03/31/2026	$450,000	$194	2308	/4/2.5	1991	7,405 SF	

SAN JACINTO, CA 92583-4849
APN: 433-402-002 Document #: 2026-0096743
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: TRACT 26020 MapRef: MB 225 PG 1-4 Abbreviated Description: Lot:20 Subdivision:TRACT 26020 Map Ref:MB 225 PG 1-4Abbreviated Description:TRA 015-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

4	.1Mi.	**1285 FAITHFUL WAY**	03/04/2026	$481,500	$289	1665	/3/2	2005	14,374 SF	

SAN JACINTO, CA 92583-4426
APN: 433-500-024 Document #: 2026-0064971
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: TRACT NO 31036 MapRef: MB 364 PG 6-11 Abbreviated Description: Lot:28 Subdivision:TRACT NO 31036 Map Ref:MB 364 PG 6-11Abbreviated Description:TRA 010-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

5	.14Mi.	**533 DIVINE WAY**	02/09/2026	$510,000	$228	2228	/4/2.75	2005	7,840 SF	

SAN JACINTO, CA 92583-4449
APN: 433-492-025 Document #: 2026-0040824
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: TRACT NO 31036 MapRef: MB 364 PG 6-11 Abbreviated Description: Lot:116 Subdivision:TRACT NO 31036 Map Ref:MB 364 PG 6-11Abbreviated Description:TRA 010-000 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

6	.37Mi.	**841 E MAIN ST**	01/30/2026	$400,000	$196	2036	/3/1.75	1956	201,248 SF	

SAN JACINTO, CA 92583-4411
APN: 433-130-027 Document #: 2026-0030722
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: TRACT 32053-1 MapRef: MB 395 PG 32 Abbreviated Description: Lot:92 Subdivision:TRACT 32053-1 Map Ref:MB 395 PG 32Abbreviated Description:TRA 010-132 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

7	.24Mi.	**1129 OSPREY ST**	12/24/2025	$485,000	$306	1582	/3/2	1991	12,632 SF	

SAN JACINTO, CA 92583-4848
APN: 433-401-005 Document #: 2025-0399248
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TRACT NO 26020-1 MapRef: MB 225 PG 1-4 Abbreviated Description: Lot:5 Subdivision:TRACT NO 26020-1 Map Ref:MB 225 PG 1-4City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

8	.24Mi.	**1159 OSPREY ST**	10/27/2025	$436,000	$338	1287	/3/2	1991	7,405 SF	

SAN JACINTO, CA 92583-4848
APN: 433-401-003 Document #: 2025-0330277
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: TRACT 260201 MapRef: MB 225 PG 1 Abbreviated Description: Lot:3 Subdivision:TRACT 260201 Map Ref:MB 225 PG 1Abbreviated Description:TRA 010-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

9	.26Mi.	**580 S CECELIA DR**	10/21/2025	$474,000	$322	1470	/4/1.75	1963	8,276 SF	

SAN JACINTO, CA 92583-4430
APN: 433-171-013 Document #: 2025-0322769
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: LOGAN BAMES SUBDIVISION MapRef: MB 39 PG 94 Abbreviated Description: Lot:12 Subdivision:LOGAN BAMES SUBDIVISION Map Ref:MB 39 PG 94Abbreviated Description:TRA 010-001 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

10	.35Mi.	**1074 ELDERBERRY ST**	09/30/2025	$540,000	$219	2456	/5/2.5	2021	7,405 SF	Yes

SAN JACINTO, CA 92583-4347
APN: 433-512-002 Document #: 2025-0299696
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: TRACT 320531 MapRef: MB 395 PG 32-37 Abbreviated Description: Lot:67 Subdivision:TRACT 320531 Map Ref:MB 395 PG 32-37Abbreviated Description:TRA 010-132 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

11	.33Mi.	**1074 TIMOTHY DR**	09/15/2025	$450,000	$286	1570	/3/2	2003	7,405 SF	

SAN JACINTO, CA 92583-4419
APN: 433-481-008 Document #: 2025-0282884
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: TRACT NO 30688 MapRef: MB 332 PG 23-25 Abbreviated Description: Lot:35 Subdivision:TRACT NO 30688 Map Ref:MB 332 PG 23-25Abbreviated Description:TRA 010-56 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

12	.33Mi.	**773 S CAMINO LOS BANOS**	08/11/2025	$393,000	$302	1300	/4/1.75	1972	6,098 SF	

SAN JACINTO, CA 92583-4816
APN: 437-322-008 Document #: 2025-0246855
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: TRACT NO 4421 MapRef: MB 73 PG 55&56 Abbreviated Description: Lot:21 Subdivision:TRACT NO 4421 Map Ref:MB 73 PG 55&56Abbreviated Description:TRA 010-006 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

13	.28Mi.	**1044 JUDE CT**	07/14/2025	$495,000	$272	1814	/4/2.75	2003	10,890 SF	

SAN JACINTO, CA 92583-4418
APN: 433-480-006 Document #: 2025-0214079
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TRACT NO 30688 MapRef: MB 332 PG 23-25 Abbreviated Description: Subdivision:TRACT NO 30688 Map Ref:MB 332 PG 23-25Abbreviated Description:TRA 010-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

14	.37Mi.	**1177 LAS ROSAS DR**	06/18/2025	$512,500	$222	2308	/4/2.5	1991	7,405 SF	

SAN JACINTO, CA 92583-4844
APN: 433-404-018 Document #: 2025-0184568
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: TRACT NO 260201 MapRef: MB 232 PG 17-20 Abbreviated Description: Lot:47 Subdivision:TRACT NO 260201 Map Ref:MB 232 PG 17-20Abbreviated Description:TRA 010-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

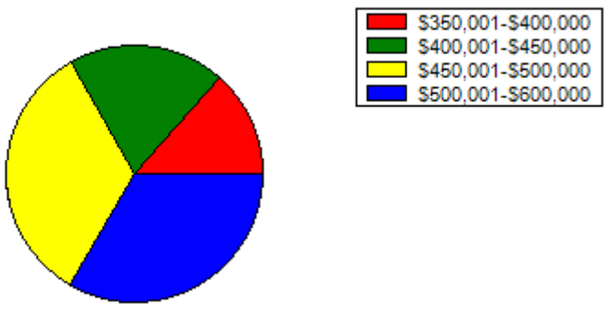
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15 .3Mi. **1043 TITUS CT** 06/02/2025 $525,000 $273 1917 /4/2.75 2003 10,890 SF
SAN JACINTO, CA 92583-4417
APN: 433-480-013 Document #: 2025-0165855
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: TRACT NO 30688 MapRef: MB 332 PG 23-25 Abbreviated Description: Lot:13 Subdivision:TRACT NO 30688 Map Ref:MB 332 PG 23-25Abbreviated Description:TRA 010-056 City/Muni/Twp:SAN JACINTO City/Muni/Twp: SAN JACINTO

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**1185 REWARD ST**			$509,796	1,540	/3/2	2005	7,840 SF	
.01Mi.	**1165 REWARD ST**			$311,224	1,540	/3/2	2005	7,840 SF	
.01Mi.	**1195 REWARD ST**	**02/00/2011**		$160,132	1,665	/3/2	2005	7,840 SF	
.02Mi.	**627 OFFERING WAY**	**12/17/2020**		$366,368	2,228	/4/2.75	2005	7,405 SF	
.03Mi.	**596 MIRACLE DR**			$329,966	2,228	/4/2.75	2005	13,068 SF	
.03Mi.	**1145 REWARD ST**			$477,543	1,268	/3/2	2005	7,840 SF	
.03Mi.	**617 OFFERING WAY**			$338,691	1,268	/3/2	2005	7,405 SF	
.03Mi.	**1142 MIRACLE DR**	**08/00/2010**		$180,785	2,113	/3/3	2005	8,276 SF	
.03Mi.	**1184 REWARD ST**	**12/08/2020**		$154,507	1,540	/3/2	2005	8,276 SF	
.04Mi.	**1164 REWARD ST**			$301,862	2,228	/4/2.75	2005	8,276 SF	
.04Mi.	**1194 REWARD ST**	**05/00/2005**		$420,236	2,228	/4/2.75	2005	8,276 SF	
.04Mi.	**1237 REWARD ST**	**10/15/2020**		$312,820	1,753	/3/2	2005	8,712 SF	
.04Mi.	**1135 REWARD ST**	**03/00/2005**		$460,000	1,665	/3/2	2005	7,840 SF	
.04Mi.	**1154 REWARD ST**	**12/00/2009**		$167,787	1,753	/3/2	2005	8,276 SF	
.04Mi.	**586 MIRACLE DR**			$436,968	1,268	/3/2	2005	7,840 SF	
.04Mi.	**1208 REWARD ST**			$245,167	2,113	/3/3	2005	8,276 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	34.0 years old	Households:	11,735
Median Household Income:	$59,792	Households w/Family:	76%
Household Income Per Capita:	$21,875	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	San Jacinto Unified School District	Students:	10,280
Number of Schools:	16	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.73Mi.	**San Jacinto High School** Number of Students: 2,388 Student-Teacher Ratio: 19.25 Advanced Placement: Yes	C-	Public	9 - 12
2.32Mi.	**Mountain Heights Academy** Number of Students: 125 Student-Teacher Ratio: 32.38	C-	Public	9 - 12
0.19Mi.	**Jose Antonio Estudillo Elementary School** Number of Students: 831 Student-Teacher Ratio: 24.49	C-	Public	KG - 5

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0.14Mi.	**North Mountain Middle School**	C+	Public	6 - 8

Number of Students: 953
Student-Teacher Ratio: 19.27

Flood Report

The Subject Property of **1185 REWARD ST, SAN JACINTO, CA 92583-4434** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	17%	SIGNIFICANTLY LOWER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	98%	SIMILAR

Disaster Alerts

9/11/2024 - Airport Fire 5/19/2026 - Bain Fire

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