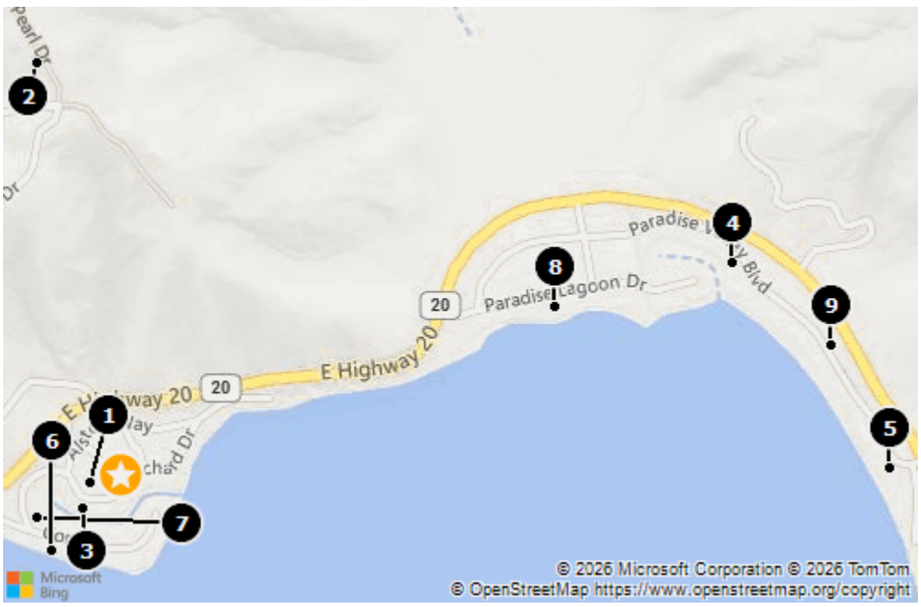
ICE SiteX Report

OrderID: 98345304

SiteX Property Information Report



Subject Property Location

118 KONO WAY, LUCERNE, CA 95458-8516

County:	**LAKE CA**	Census Tract:	060330006.021021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	060-014-070-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	38	Common Confidence Score:	19
Value Range:	$187,240 - $416,760	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	61-031
Assd Land Value:	$59,080	Market Land Value:		Tax Year:	2025
Assd Improvement:	$141,073	Market Improvment Value:		Total Taxable Value:	$2,262
Total Assessed Value:	$200,153	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description
Property Characteristics

Lot Size:	6,969 SF	Bedrooms:	3	Pool:	
Building Area:	1350 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	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:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	12/19/2012	Sales Price:	N/A
Document #:	2012021023 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/22/2006	Sales Price:	N/A
Document #:	2006030775 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/15/2006		
Document Type:			
Legal Description:			

Lot: 107 Subdivision: KONO TAYEE ESTATES Map Ref: MB8 PG52&53

Mortgage Record

Recording Date:	04/20/2005	Loan Amount:	N/A
Document #:	2005010947 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/15/2035	Type Finance:	
Legal Description:			

Lot: 107 Subdivision: KONO TAYEE ESTATES

Prior Transfer

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

ICE SiteX Report

OrderID: 98345304

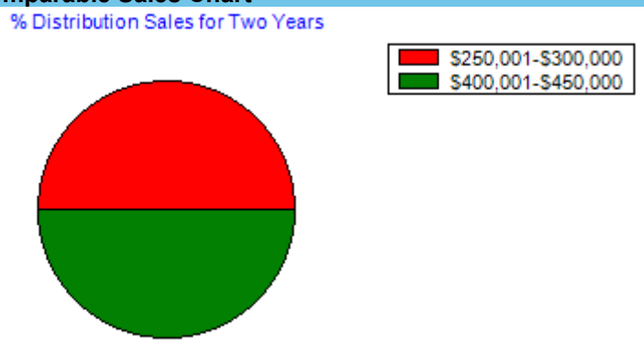
Area Sales Analysis

Total Area Sales	$6,134,000	Median # of Bedrooms	3
Median Lot Size	10,454 SF	Median # of Baths	3
Median Living Area	2,574 SF	Median Year Built	1985
Price Range - 2 Yrs	$280,000 to $1,250,000	Age Range	22 years to 56 years
Median Value	$550,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**7784 RICHARD DR** **LUCERNE, CA 95458-8510**	08/03/2026	$280,000	$197	1416	6/3/1	1970	6,969 SF	
		APN: 060-013-040-000 Document #: 2026008061 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 95 Subdivision: KONO TAYEE ESTATES MapRef: MB 8 PG 52 Abbreviated Description: Lot:95 Subdivision:KONO TAYEE ESTATES Map Ref:MB 8 PG 52City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.52Mi.	**715 PEARL CT** **LUCERNE, CA 95458-7808**	05/08/2026	$500,000	$194	2574	8/3/2	1985	15,245 SF	
		APN: 060-051-090-000 Document #: 2026004578 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: KONO TAYEE HEIGHTS UNIT 1 MapRef: MB 8 PG 92-96 Abbreviated Description: Lot:110 Subdivision:KONO TAYEE HEIGHTS UNIT 1 Map Ref:MB 8 PG 92-96City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.07Mi.	**7795 RICHARD DR** **LUCERNE, CA 95458-8510**	04/10/2026	$645,000	$343	1876	7/4/3	1981	7,840 SF	Pool/ Spa
		APN: 060-022-510-000 Document #: 2026003438 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: KONO TAYEE ESTATES MapRef: MB 8 PG 52&53 Abbreviated Description: Lot:51 Subdivision:KONO TAYEE ESTATES Map Ref:MB 8 PG 52&53City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.81Mi.	**8641 PARADISE VALLEY BLVD** **LUCERNE, CA 95458-8546**	04/10/2026	$720,000	$240	2988	8/4/4	1989	10,890 SF	
		APN: 060-332-140-000 Document #: 2026003488 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: PARADISE VALLEY SUBDIVISION MapRef: MB 14 PG 2-9 Abbreviated Description: Lot:47 Subdivision:PARADISE VALLEY SUBDIVISION Map Ref:MB 14 PG 2-9City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.96Mi.	**8821 PARADISE VALLEY BLVD** **LUCERNE, CA 95458-8550**	11/25/2025	$1,250,000	$352	3544	8/3/3	1993	26,571 SF	
		APN: 060-342-140-000 Document #: 2025012200 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PARADISE VALLEY SUBDIVISION MapRef: MB 14 PG 2 Abbreviated Description: Lot:30 Subdivision:PARADISE VALLEY SUBDIVISION Map Ref:MB 14 PG 2City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
6	.13Mi.	**7753 CORA DR** **LUCERNE, CA 95458-8511**	08/22/2025	$525,000	$295	1774	6/3/2	1972	6,534 SF	Pool/ Spa
		APN: 060-022-110-000 Document #: 2025008618 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: KONO TAYEE ESTATES MapRef: MB 8 PG 52&53 Abbreviated Description: Lot:11 Subdivision:KONO TAYEE ESTATES Map Ref:MB 8 PG 52&53City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
7	.12Mi.	**7722 CORA DR** **LUCERNE, CA 95458-8511**	07/21/2025	$445,000	$308	1444	/3/2	1975	8,276 SF	
		APN: 060-022-420-000 Document #: 2025006966 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: KONO TAYEE ESTATES Abbreviated Description: Lot:42 Subdivision:KONO TAYEE ESTATES City/Muni/Twp:LUCERNE City/ Muni/Twp: LUCERNE								
8	.58Mi.	**8403 PARADISE LAGOON DR** **LUCERNE, CA 95458-8534**	06/11/2025	$1,219,000	$375	3250	7/3/3	1990	13,503 SF	
		APN: 060-323-060-000 Document #: 2025005516 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 90 Subdivision: PARADISE VALLEY SUBDIVISION Abbreviated Description: Lot:90 Subdivision:PARADISE VALLEY SUBDIVISION								
9	.91Mi.	**8726 PARADISE VALLEY BLVD** **LUCERNE, CA 95458-8548**	04/14/2025	$550,000	$185	2972	9/4/3	2004	10,454 SF	
		APN: 060-341-050-000 Document #: 2025003424 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: PARADISE VALLEY SUBDIVISION Abbreviated Description: Lot:24 Subdivision:PARADISE VALLEY SUBDIVISION City/Muni/ Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

Comparable Sales Chart



ICE SiteX Report

OrderID: 98345304

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.	**118 KONO WAY**			$200,153	1,350	6/3/2	1979	6,969 SF	
.01Mi.	**138 KONO WAY**			$125,942	1,056	6/3/1	1976	6,534 SF	
.02Mi.	**7854 RICHARD DR**			$289,429	2,059	7/4/4	1967	6,534 SF	
.02Mi.	**119 KONO WAY**			$295,830	1,690	6/3/3	1976	5,662 SF	Pool/ Spa
.03Mi.	**167 HARRY WAY**			$289,811	1,752	7/3/2	1979	6,534 SF	
.03Mi.	**7843 RICHARD DR**			$469,697	1,578	5/2/2	1977	6,098 SF	
.03Mi.	**139 KONO WAY**			$254,409	1,658	6/3/2	1994	15,245 SF	
.03Mi.	**7837 RICHARD DR**			$135,708	1,788	5/3/3	1980	6,969 SF	
.03Mi.	**7849 RICHARD DR**			$289,971	1,272	5/3/2	1981	6,534 SF	
.03Mi.	**187 HARRY WAY**			$255,320	1,266	5/3/2	1974	6,534 SF	
.04Mi.	**7804 RICHARD DR**			$348,840	1,345	6/3/2	1980	6,098 SF	
.04Mi.	**7831 RICHARD DR**			$331,500	1,380	6/3/2	1978	7,405 SF	
.04Mi.	**158 KONO WAY**			$126,102	1,452	5/3/2	1970	6,969 SF	Yes
.04Mi.	**162 HARRY WAY**			$272,728	1,287	6/3/2	1977	6,969 SF	
.04Mi.	**7784 RICHARD DR**			$265,850	1,416	6/3/1	1970	6,969 SF	
.04Mi.	**189 HARRY WAY**			$228,339	1,344	5/2/2	1978	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.9 years old	Households:	1,137
Median Household Income:	$52,482	Households w/Family:	39%
Household Income Per Capita:	$25,149	Households w/Family Married:	26%
Most Common Education Level:	Some College	Households w/Family Children:	14%

School District

School District Zone:	Lucerne Elementary School District	Students:	282
Number of Schools:	1	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.44Mi.	**Lucerne Elementary School** Number of Students: 282 Student-Teacher Ratio: 20.16	D+	Public	KG - 8
3.44Mi.	**Lucerne Elementary School** Number of Students: 282 Student-Teacher Ratio: 20.16	D+	Public	KG - 8
11.47Mi.	**Upper Lake High School** Number of Students: 307 Student-Teacher Ratio: 18.03	D	Public	9 - 12
11.47Mi.	**Upper Lake High School** Number of Students: 307 Student-Teacher Ratio: 18.03	D	Public	9 - 12

Flood Report

The Subject Property of **118 KONO WAY, LUCERNE, CA 95458-8516** 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	179%	NOTABLY HIGHER
BURGLARY	161%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	172%	NOTABLY HIGHER
FORCIBLE ROBBERY	179%	NOTABLY HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	160%	NOTABLY HIGHER
MURDER	169%	NOTABLY HIGHER
OVERALL	135%	NOTABLY HIGHER

ICE SiteX Report

OrderID: 98345304

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.