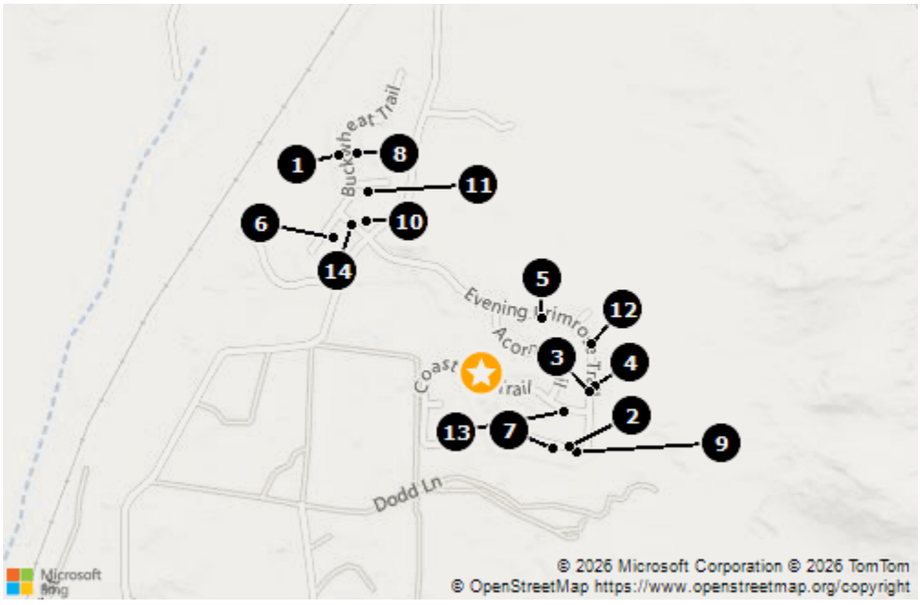
ICE SiteX Report

OrderID: 98655622

SiteX Property Information Report



Subject Property Location

1206 COAST OAK TRL, CAMPO, CA 91906-3174

County:	**SAN DIEGO CA**	Census Tract:	060730211.013047
Property Use:	Single Family Residential	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	655-152-01-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$534,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$469,920 - $598,080	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	91-074
Assd Land Value:	$100,784	Market Land Value:		Tax Year:	2026
Assd Improvement:	$260,239	Market Improvment Value:		Total Taxable Value:	$5,931
Total Assessed Value:	$361,023	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 75 Subdivision: CAMPO HILLS PHASE 4 Tract No: 4554 Map Ref: 013315
Abbreviated Description: TR 13315 LOT 75

Property Characteristics

Lot Size:	4,989 SF	Bedrooms:	4	Pool:	
Building Area:	1879 SF	Baths:	2	Fireplace:	
Year Built:	2008	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:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/18/2025	Sales Price:	$480,186
Document #:	2025-0100321 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	N/A
Document #:	2022-0385536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/27/2022	Loan Amount:	N/A
Document #:	2022-0376652 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 75 Subdivision: TRACT NO 4554
City/Muni/Twp: CAMPO

Mortgage Record

Recording Date:	10/22/2021	Loan Amount:	N/A
Document #:	2021-0736008 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 98655622

Legal Description:
Lot: 75 Subdivision: TRACT NO 4554

Mortgage Record

Recording Date:	10/05/2020	Loan Amount:	N/A
Document #:	2020-0596440 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 75 Subdivision: TRACT NO 4554

Mortgage Record

Recording Date:	12/02/2019	Loan Amount:	N/A
Document #:	2019-0559397 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 75 Subdivision: TRACT NO 4554
City/Muni/Twp: CAMPO

Prior Transfer

Recording Date:	11/27/2019	Sales Price:	$356,385
Document #:	2019-0555000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/14/2019	Sales Price:	$330,560
Document #:	2019-0090743 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2019	Loan Amount:	N/A
Document #:	2019-0087412 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Lot: 75 Tract No: 4554
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/25/2018	Sales Price:	$295,213
Document #:	2018-0163500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2018	Loan Amount:	N/A
Document #:	2018-0129922 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 75 Tract No: 4554

Prior Transfer

Recording Date:	03/29/2016	Sales Price:	$260,507
Document #:	2016-0140598 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2016	Sales Price:	$299,000
Document #:	2016-0094055 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/27/2016		
Document Type:			

Legal Description:
Lot: 75 Tract No: 4554 Map Ref: MAP13315
City/Muni/Twp: CAMPO

Prior Transfer

Recording Date:	03/03/2016	Sales Price:	N/A
Document #:	2016-0094054 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/22/2016		
Document Type:			

Legal Description:
Lot: 75 Tract No: 4554 Map Ref: MAP13315
City/Muni/Twp: CAMPO

Prior Transfer

Recording Date:	04/10/2013	Sales Price:	$260,868
Document #:	2013-0224948 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/19/2013	Loan Amount:	N/A
Document #:	2013-0174061 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2043	Type Finance:	

Legal Description:
Lot: 75 Tract No: 4554

ICE SiteX Report

OrderID: 98655622

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	N/A
Document #:	2011-0588712 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/28/2011		
Document Type:			

Legal Description:
Lot: 75 Tract No: 4554 Map Ref: MAP13315

Prior Transfer

Recording Date:	03/26/2010	Sales Price:	$250,267
Document #:	2010-0151218 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/22/2010	Loan Amount:	N/A
Document #:	2010-0139212 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Lot: 75 Tract No: 4554

Prior Transfer

Recording Date:	09/17/2008	Sales Price:	$245,000
Document #:	2008-0493523 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/05/2008		
Document Type:			

Legal Description:
Lot: 75 Tract No: 4554 Map Ref: MAP13315
City/Muni/Twp: CAMPO

Prior Transfer

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

Legal Description:
Lot: 75 Subdivision: CAMPO HILLS PHASE 4 Tract No: 4554 Map Ref: 013315
Abbreviated Description: TR 13315 LOT 75

Area Sales Analysis

Total Area Sales	$7,150,000	Median # of Bedrooms	4
Median Lot Size	5,327 SF	Median # of Baths	2
Median Living Area	1,879 SF	Median Year Built	2005
Price Range - 2 Yrs	$439,000 to $549,000	Age Range	8 years to 21 years
Median Value	$524,500	Median Age	21 years

Comparable Sales Data

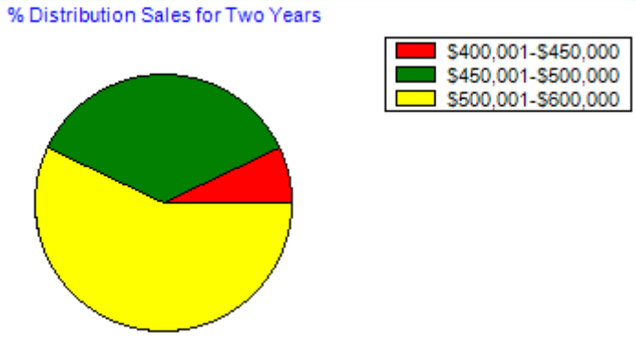
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1288 BUCKWHEAT TRL CAMPO, CA 91906-3151**	10/06/2026	$530,000	$269	1966	/4/2	2005	5,547 SF	
		APN: 655-160-20-00 Document #: 2026-0290085 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 249 Subdivision: TRACT NO 4554-2 MapRef: MAP 14337 Abbreviated Description: Lot:249 Subdivision:TRACT NO 4554-2 Map Ref:MAP 14337City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.17Mi.	**32435 EVENING PRIMROSE TRL CAMPO, CA 91906-3165**	09/30/2026	$549,000	$292	1879	/4/2	2006	5,806 SF	
		APN: 655-152-38-00 Document #: 2026-0284532 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 130 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:130 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
3	.14Mi.	**32383 EVENING PRIMROSE TRL CAMPO, CA 91906-3163**	04/01/2026	$540,000	$274	1966	/4/2	2006	5,446 SF	
		APN: 655-152-79-00 Document #: 2026-0089750 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 199 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:199 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO								
4	.17Mi.	**32374 EVENING PRIMROSE TRL CAMPO, CA 91906-3162**	03/19/2026	$530,000	$282	1879	/4/2	2006	5,245 SF	
		APN: 655-152-71-00 Document #: 2026-0076089 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 163 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:163 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.1Mi.	**32241 EVENING PRIMROSE TRL CAMPO, CA 91906-3161**	03/17/2026	$483,000	$338	1426	/3/2	2018	5,347 SF	
		APN: 655-150-60-00 Document #: 2026-0072849 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 186 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:186 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO								
6	.27Mi.	**1231 BUCKWHEAT TRL CAMPO, CA 91906-3153**	02/10/2026	$439,000	$306	1432	/3/2	2005	4,072 SF	
		APN: 655-151-05-00 Document #: 2026-0036961 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:27 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO								
7	.15Mi.	**32448 EVENING PRIMROSE TRL**	01/21/2026	$500,000	$266	1879	/4/2	2006	5,473 SF	

ICE SiteX Report

OrderID: 98655622

		CAMPO, CA 91906-3164								
	APN: 655-152-57-00 Document #: 2026-0017574 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 149 Subdivision: SAN DIEGO TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:149 Subdivision:SAN DIEGO TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
8	.34Mi.	**1289 BUCKWHEAT TRL**	10/23/2025	$500,000	$266	1879	/4/2	2005	4,250 SF
		CAMPO, CA 91906-3156								
	APN: 655-160-03-00 Document #: 2025-0298283 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 219 Subdivision: TRACT NO 45542 MapRef: MAP 14337 Abbreviated Description: Lot:219 Subdivision:TRACT NO 45542 Map Ref:MAP 14337City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
9	.19Mi.	**32432 EVENING PRIMROSE TRL**	09/17/2025	$530,000	$282	1879	/4/2	2006	5,621 SF
		CAMPO, CA 91906-3164								
	APN: 655-152-61-00 Document #: 2025-0258156 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 153 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:153 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
10	.26Mi.	**32036 EVENING PRIMROSE TRL**	09/08/2025	$530,000	$269	1966	/4/2	2005	5,307 SF
		CAMPO, CA 91906-3166								
	APN: 655-151-24-00 Document #: 2025-0248074 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:46 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO									
11	.29Mi.	**32021 SAND ASTER CIR**	07/31/2025	$475,000	$331	1432	/3/2	2005	5,166 SF
		CAMPO, CA 91906-3168								
	APN: 655-151-29-00 Document #: 2025-0210221 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Section: 10 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:51 Section:10 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO									
12	.16Mi.	**32326 EVENING PRIMROSE TRL**	06/13/2025	$519,000	$276	1879	/4/2	2005	5,187 SF
		CAMPO, CA 91906-3162								
	APN: 655-150-43-00 Document #: 2025-0158636 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 169 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:169 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:CAMPO City/Muni/Twp: CAMPO									
13	.12Mi.	**1277 COAST OAK TRL**	06/12/2025	$530,000	$269	1966	/4/2	2007	6,155 SF
		CAMPO, CA 91906-3173								
	APN: 655-152-34-00 Document #: 2025-0156630 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 126 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:126 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									
14	.27Mi.	**32023 EVENING PRIMROSE TRL**	05/30/2025	$495,000	$304	1628	/3/2	2005	4,091 SF
		CAMPO, CA 91906-3167								
	APN: 655-151-02-00 Document #: 2025-0144644 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: TRACT NO 4554 MapRef: MAP 13315 Abbreviated Description: Lot:24 Subdivision:TRACT NO 4554 Map Ref:MAP 13315City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED									

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: 98655622

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.	**1206 COAST OAK TRL**			$361,023	1,879	/4/2	2008	4,989 SF	
.01Mi.	**1212 COAST OAK TRL**			$425,066	1,432	/3/2	2007	5,012 SF	
.02Mi.	**1218 COAST OAK TRL**			$283,990	1,628	/3/2	2008	5,336 SF	
.03Mi.	**1224 COAST OAK TRL**			$344,687	1,432	/3/2	2008	5,182 SF	
.04Mi.	**32217 ACORN TRL**			$406,080	1,879	/4/2	2008	4,708 SF	
.04Mi.	**1230 COAST OAK TRL**			$356,961	1,432	/3/2	2008	5,183 SF	
.04Mi.	**32213 ACORN TRL**			$460,031	1,432	/3/2	2007	4,779 SF	
.04Mi.	**32221 ACORN TRL**			$348,052	1,879	/4/2	2008	4,848 SF	
.05Mi.	**32209 ACORN TRL**	**10/24/2008**		$302,087	1,966	/4/2	2008	4,989 SF	
.05Mi.	**32225 ACORN TRL**			$371,383	1,879	/4/2	2008	4,803 SF	
.05Mi.	**1236 COAST OAK TRL**	**09/02/2011**		$147,193	1,432	/3/2	2008	5,347 SF	
.06Mi.	**32154 PAINTBRUSH CIR**			$466,522	1,432	/3/2	2008	4,586 SF	
.06Mi.	**32229 ACORN TRL**			$301,558	1,966	/4/2	2008	4,874 SF	
.06Mi.	**32126 PAINTBRUSH CIR**	**03/02/2009**		$210,013	1,432	/3/2	2008	4,458 SF	
.06Mi.	**1242 COAST OAK TRL**			$150,714	1,432	/3/2	2008	4,848 SF	
.06Mi.	**1177 COAST OAK TRL**	**11/25/2008**		$320,198	1,966	/4/2	2008	8,505 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	39.1 years old	Households:	1,260
Median Household Income:	$59,679	Households w/Family:	71%
Household Income Per Capita:	$40,629	Households w/Family Married:	59%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Mountain Empire Unified School District	Students:	1,743
Number of Schools:	10	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.21Mi.	**Mountain Empire High School** Number of Students: 412 Student-Teacher Ratio: 18.79 Advanced Placement: Yes	D+	Public	9 - 12
2.25Mi.	**Campo Elementary School** Number of Students: 359 Student-Teacher Ratio: 22.19	D	Public	KG - 6
8.21Mi.	**Camp Lockett Middle School** Number of Students: 245 Student-Teacher Ratio: 21.16	F	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	16%	SIGNIFICANTLY LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	176%	NOTABLY HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	178%	NOTABLY HIGHER
MURDER	106%	SIMILAR
OVERALL	129%	HIGHER

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

OrderID: 98655622

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