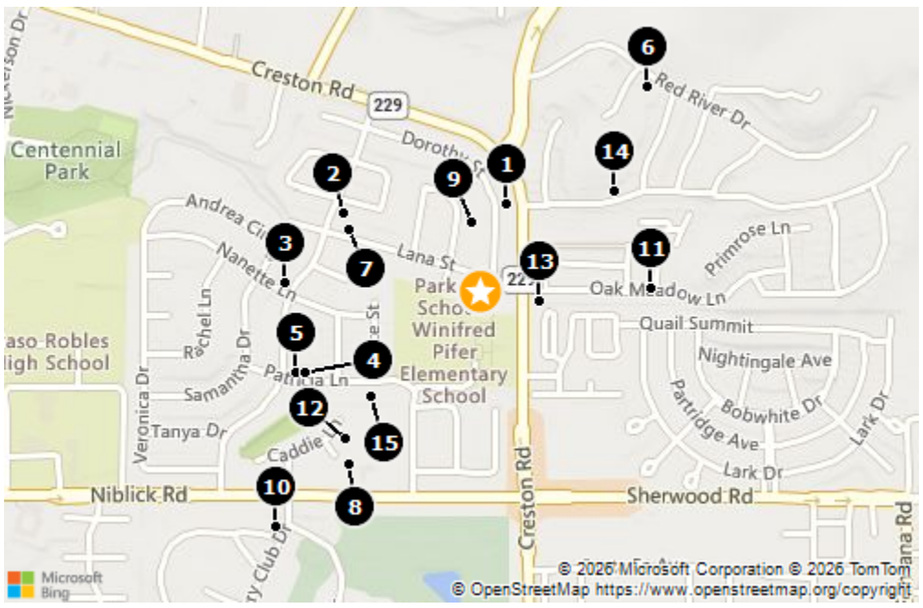
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1266 LANA ST, PASO ROBLES, CA 93446-3049

County:	**SAN LUIS OBISPO CA**	Census Tract:	060790102.052002
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	009-564-042	Thomas Bros Pg-Grid:	514-6A

Valuation

Value:	**$647,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$575,830 - $718,170	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	2-000
Assd Land Value:	$255,000	Market Land Value:		Tax Year:	2025
Assd Improvement:	$330,480	Market Improvment Value:		Total Taxable Value:	$6,483
Total Assessed Value:	$585,480	Total Assessor Market Value:		Delinquent Year:	2024
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Tract No: 218
Abbreviated Description: CY PR TR 218 BL 1 LT 5

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	3	Pool:	
Building Area:	1579 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	N/A
Document #:	2025011601 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/14/2024	Sales Price:	N/A
Document #:	2024006665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/01/2024	Sales Price:	$574,000
Document #:	2024005450 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/11/2024		
Document Type:			
Legal Description:			

Lot: 5 Block: 1 Subdivision: WESTGLEN UNIT NO 1 Tract No: 218 Map Ref: MB 6 PG 64
City/Muni/Twp: EL PASO DE ROBLES

Prior Transfer

Recording Date:	11/13/2019	Sales Price:	$371,000
Document #:	2019050412 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

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Contract Date: 10/02/2019
Document Type:
Legal Description:
Lot: 5 Block: 1 Subdivision: TRACT 218 WESTGLEN UNIT NO 1 Map Ref: MB 6 PG 64
City/Muni/Twp: PASO ROBLES

Prior Transfer

Recording Date:	04/27/2018	Sales Price:	N/A
Document #:	2018017030 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2012	Sales Price:	N/A
Document #:	2012071286 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/16/2012		
Document Type:			

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTGLEN Tract No: 218 Legal Unit: 1 Map Ref: MB6 PG64
City/Muni/Twp: EL PASO DE ROBLES

Mortgage Record

Recording Date:	12/14/2004	Loan Amount:	N/A
Document #:	2004108117 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 5 Block: 1 Subdivision: WESTGLEN UNIT #1 Tract No: 218
City/Muni/Twp: EL PASO DE ROBLES

Mortgage Record

Recording Date:	02/27/2002	Loan Amount:	N/A
Document #:	2002015281 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2017	Type Finance:	

Legal Description:
Lot: 5 Block: 1 Tract No: 218
City/Muni/Twp: EL PASO DE ROBLES

Prior Transfer

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

Legal Description:
Lot: 5 Tract No: 218
Abbreviated Description: CY PR TR 218 BL 1 LT 5

Area Sales Analysis

Total Area Sales	$9,540,500	Median # of Bedrooms	3
Median Lot Size	6,900 SF	Median # of Baths	2
Median Living Area	1,340 SF	Median Year Built	1980
Price Range - 2 Yrs	$450,000 to $800,000	Age Range	24 years to 66 years
Median Value	$620,000	Median Age	46 years

Comparable Sales Data

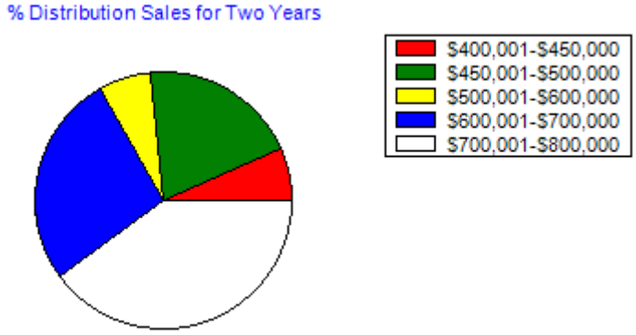
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1219 DOROTHY ST** **PASO ROBLES, CA 93446-3007**	05/06/2026	$480,000	$467	1026	5/3/2	1975	7,700 SF	
		APN: 009-563-014 Document #: 2026014086 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: TRACT NO 504 MapRef: MB 8 PG 63 Abbreviated Description: Lot:14 Block:1 Subdivision:TRACT NO 504 Map Ref:MB 8 PG 63City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES								
2	.21Mi.	**1102 LINDA CIR** **PASO ROBLES, CA 93446-3022**	04/22/2026	$620,000	$422	1466	6/3/2	1984	8,400 SF	
		APN: 009-681-023 Document #: 2026012340 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: TRACT NO 573 MapRef: MB 9 PG 45 Abbreviated Description: Lot:19 Block:2 Subdivision:TRACT NO 573 Map Ref:MB 9 PG 45City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES								
3	.26Mi.	**505 MELODY DR** **PASO ROBLES, CA 93446-3035**	04/14/2026	$715,000	$684	1044	5/3/2	1979	6,300 SF	
		APN: 009-671-074 Document #: 2026011201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TRACT NO 654 MapRef: MB 9 PG 88 Abbreviated Description: Lot:5 Subdivision:TRACT NO 654 Map Ref:MB 9 PG 88City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES								
4	.26Mi.	**1107 PATRICIA LN** **PASO ROBLES, CA 93446-3206**	04/07/2026	$500,000	$478	1044	5/3/2	1980	6,100 SF	
		APN: 009-671-056 Document #: 2026010519 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: TRACT 586 MapRef: MB 9 PG 50 Abbreviated Description: Lot:56 Subdivision:TRACT 586 Map Ref:MB 9 PG 50City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES								
5	.27Mi.	**1103 PATRICIA LN** **PASO ROBLES, CA 93446-3206**	02/27/2026	$620,000	$462	1340	6/3/2	1979	6,100 SF	
		APN: 009-671-057 Document #: 2026005825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Subdivision: TRACT 586 MapRef: MB 9 PG 50 Abbreviated Description: Lot:57 Subdivision:TRACT 586 Map Ref:MB 9 PG 50City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES								

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6	.34Mi.	**218 RED RIVER DR** **PASO ROBLES, CA 93446-4074**	12/05/2025	$763,000	$397	1921	7/3/2	2002	10,454 SF
		APN: 025-532-010 Document #: 2025037411 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: TRACT 2281 2 MapRef: MB 19 PG 40 Abbreviated Description: Lot:41 Subdivision:TRACT 2281 2 Map Ref:MB 19 PG 40City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
7	.19Mi.	**1109 LANA ST** **PASO ROBLES, CA 93446-3017**	12/04/2025	$652,000	$464	1404	6/3/2	1980	6,695 SF
		APN: 009-681-025 Document #: 2025037281 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 2 Subdivision: TRACT NO 573 MapRef: MB 9 PG 45 Abbreviated Description: Lot:21 Block:2 Subdivision:TRACT NO 573 Map Ref:MB 9 PG 45City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
8	.29Mi.	**1128 GOLF PL** **PASO ROBLES, CA 93446-3228**	11/10/2025	$795,000	$450	1763	6/3/2.5	1988	7,000 SF
		APN: 009-588-017 Document #: 2025034608 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: TRACT NO 1054 MapRef: MB 12 PG 18 Abbreviated Description: Lot:7 Subdivision:TRACT NO 1054 Map Ref:MB 12 PG 18City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
9	.09Mi.	**1235 ELAINE ST** **PASO ROBLES, CA 93446-3034**	09/05/2025	$568,000	$507	1120	6/3/2	1975	6,900 SF
		APN: 009-563-025 Document #: 2025025991 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: TRACT NO 504 MapRef: MB 8 PG 63 Abbreviated Description: Lot:10 Block:2 Subdivision:TRACT NO 504 Map Ref:MB 8 PG 63City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
10	.41Mi.	**1002 PAR AVE** **PASO ROBLES, CA 93446-3416**	09/05/2025	$800,000	$496	1612	9/4/3	1960	10,300 SF
		APN: 009-471-032 Document #: 2025026040 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Block: 9 Subdivision: TRACT NO 147 MapRef: MB 6 PG 26 Abbreviated Description: Lot:32 Block:9 Subdivision:TRACT NO 147 Map Ref:MB 6 PG 26City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
11	.22Mi.	**1327 WHITE CLOVER LN** **PASO ROBLES, CA 93446-4067**	07/30/2025	$450,000	$498	902	4/2/2	1986	3,600 SF
		APN: 009-572-064 Document #: 2025022132 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Subdivision: TRACT 988 MapRef: MB 11 PG 5 Abbreviated Description: Lot:64 Subdivision:TRACT 988 Map Ref:MB 11 PG 5City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
12	.26Mi.	**1140 CADDIE LN** **PASO ROBLES, CA 93446-4826**	07/03/2025	$727,500	$316	2301	8/3/3	1985	6,000 SF
		APN: 009-588-020 Document #: 2025018874 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 1054 MapRef: MB 11 PG 46 Abbreviated Description: Lot:10 Subdivision:TRACT NO 1054 Map Ref:MB 11 PG 46City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
13	.08Mi.	**200 OAK MEADOW LN** **PASO ROBLES, CA 93446-4043**	06/26/2025	$460,000	$558	824	4/2/1	1986	3,500 SF
		APN: 009-572-045 Document #: 2025017957 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TRACT 988 MapRef: MB 11 PG 5 Abbreviated Description: Lot:45 Subdivision:TRACT 988 Map Ref:MB 11 PG 5City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
14	.22Mi.	**215 GRAND CANYON DR** **PASO ROBLES, CA 93446-4038**	06/20/2025	$780,000	$378	2062	8/3/2.5	2001	8,712 SF
		APN: 025-531-022 Document #: 2025017289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: TRACT NO 2281 1 MapRef: MB 18 PG 85 Abbreviated Description: Lot:22 Subdivision:TRACT NO 2281 1 Map Ref:MB 18 PG 85City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							
15	.2Mi.	**1166 PATRICIA LN** **PASO ROBLES, CA 93446-3207**	04/10/2025	$610,000	$536	1138	5/3/2	1979	6,930 SF
		APN: 009-671-060 Document #: 2025009913 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 60 Subdivision: TRACT 586 MapRef: MB 9 PG 50 Abbreviated Description: Lot:60 Subdivision:TRACT 586 Map Ref:MB 9 PG 50City/Muni/Twp:PASO ROBLES City/Muni/Twp: PASO ROBLES							

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.

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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.	**1266 LANA ST**			$585,480	1,579	5/3/2	1963	6,000 SF	
.01Mi.	**1272 LANA ST**			$94,697	1,760	6/3/2	1963	5,885 SF	
.01Mi.	**1260 LANA ST**			$374,340	1,586	8/3/2	1963	5,663 SF	
.02Mi.	**1254 LANA ST**			$288,879	1,052	5/3/2	1963	5,700 SF	
.02Mi.	**1278 LANA ST**			$556,614	1,066	5/3/2	1963	5,700 SF	
.03Mi.	**1265 LANA ST**			$217,789	1,066	5/3/2	1963	6,000 SF	
.03Mi.	**1259 LANA ST**			$408,038	1,052	5/3/2	1963	5,500 SF	
.03Mi.	**1248 LANA ST**			$316,890	1,338	6/3/2	1963	6,388 SF	
.03Mi.	**1284 LANA ST**			$199,623	1,052	5/3/2	1962	6,000 SF	
.04Mi.	**1253 LANA ST**			$377,187	1,460	6/3/2	1963	5,500 SF	
.04Mi.	**1259 DOROTHY ST**			$314,000	1,101	5/3/2	1963	6,300 SF	
.04Mi.	**1246 DOROTHY ST**			$107,084	1,052	5/3/2	1963	6,312 SF	
.04Mi.	**1247 LANA ST**			$740,000	1,461	5/3/2	1963	7,000 SF	
.04Mi.	**1290 LANA ST**			$325,851	1,101	5/3/2	1963	6,370 SF	
.05Mi.	**1253 DOROTHY ST**			$307,757	1,036	5/3/2	1963	6,500 SF	
.05Mi.	**1253 ELAINE ST**			$387,093	1,104	5/3/2	1975	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.6 years old	Households:	16,789
Median Household Income:	$88,122	Households w/Family:	66%
Household Income Per Capita:	$47,504	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Paso Robles Joint Unified School District	Students:	6,284
Number of Schools:	12	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.61Mi.	**Daniel Lewis Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
0.09Mi.	**Winifred Pifer Elementary School** Number of Students: 492 Student-Teacher Ratio: 24.94	C	Public	KG - 5
0.59Mi.	**Paso Robles High School** Number of Students: 1,986 Student-Teacher Ratio: 21.66 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **1266 LANA ST, PASO ROBLES, CA 93446-3049** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	79%	LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	89%	LOWER
OVERALL	92%	SIMILAR

Disaster Alerts

No alerts noted

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