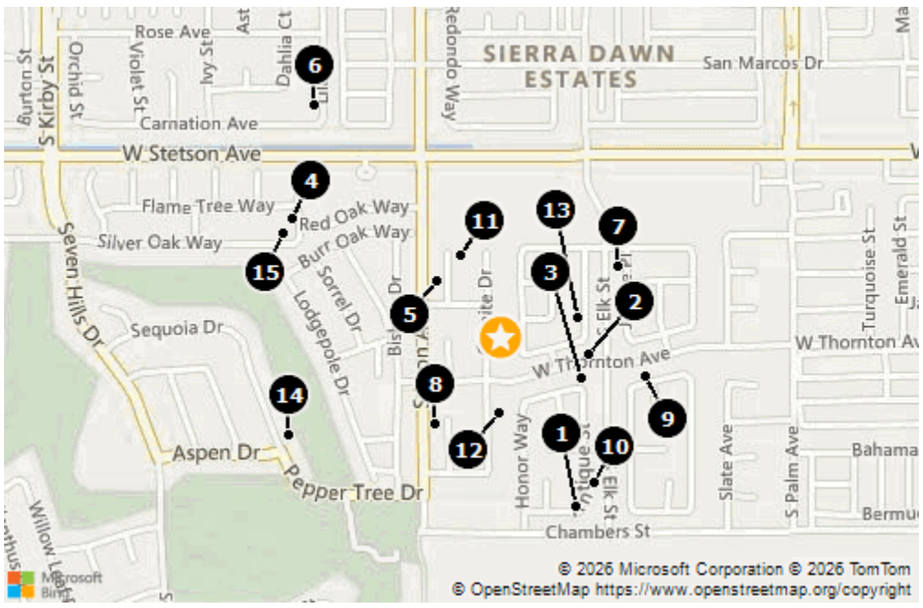
ICE SiteX Report

OrderID: 97994257

SiteX Property Information Report



Subject Property Location

1274 GRANITE DR, HEMET, CA 92543-7840

County:	**RIVERSIDE CA**	Census Tract:	060650433.071019
Property Use:	Single Family Residential	Zoning:	PCD
Parcel Number:	464-261-005	Thomas Bros Pg-Grid:	840-3H

Valuation

Value:	**$493,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$458,490 - $527,510	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	6-035
Assd Land Value:	$53,060	Market Land Value:		Tax Year:	2025
Assd Improvement:	$403,259	Market Improvment Value:		Total Taxable Value:	$5,863
Total Assessed Value:	$456,319	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	464261005
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Tract No: 23073

Abbreviated Description:	LOT 4 MB 208/016 TR 23073
City/Muni/Twp:	HEMET

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	4	Pool:	
Building Area:	1926 SF	Baths:	1.75	Fireplace:	1
Year Built:	1991	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:	04/01/2026	Sales Price:	$422,211
Document #:	2026-0097434 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$430,000
Document #:	2022-0036944 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/01/2022		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: TRACT NO 23073 Map Ref: MB 208 PG 16-18
City/Muni/Twp: HEMET

Prior Transfer

Recording Date:	11/05/2021	Sales Price:	$176,250
Document #:	2021-0660199 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/19/2017	Sales Price:	N/A

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Document #:	2017-0294886 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/05/2017		
Document Type:			

Legal Description:
Lot: 4 Tract No: 23073 Map Ref: MB 208 PG 16-18
City/Muni/Twp: HEMET

Mortgage Record

Recording Date:	06/09/2017	Loan Amount:	N/A
Document #:	2017-0232139 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2032	Type Finance:	

Legal Description:
Lot: 4 Tract No: 23073
City/Muni/Twp: HEMET

Prior Transfer

Recording Date:	04/12/2017	Sales Price:	$238,000
Document #:	2017-0146163 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/02/2017		
Document Type:			

Legal Description:
Lot: 4 Tract No: 23073 Map Ref: MB 208 PG 16-18
City/Muni/Twp: HEMET

Prior Transfer

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

Legal Description:
Lot: 4 Tract No: 23073
Abbreviated Description: LOT 4 MB 208/016 TR 23073
City/Muni/Twp: HEMET

Area Sales Analysis

Total Area Sales	$7,000,000	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2.25
Median Living Area	1,706 SF	Median Year Built	1994
Price Range - 2 Yrs	$295,000 to $615,000	Age Range	3 years to 48 years
Median Value	$489,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1467 CAROLINA CT** **HEMET, CA 92543-7350**	06/22/2026	$505,000	$266	1897	/4/2.5	2022	6,969 SF	

APN: 464-342-010 Document #: 2026-0189289
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: TRACT NO 36891 MapRef: MB 481 PG 56-62 Abbreviated Description: Lot:56 Subdivision:TRACT NO 36891 Map Ref:MB 481 PG 56-62Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

2	.12Mi.	**1321 HAVEN PL** **HEMET, CA 92543-7330**	05/29/2026	$528,000	$235	2240	/4/2.75	2022	5,880 SF	

APN: 464-330-004 Document #: 2026-0165019
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TRACT NO 36889 MapRef: MB 481 PG 49-55 Abbreviated Description: Lot:4 Subdivision:TRACT NO 36889 Map Ref:MB 481 PG 49-55Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

3	.12Mi.	**1322 DIVISION CT** **HEMET, CA 92543-7347**	05/21/2026	$615,000	$266	2312	/5/2.5	2022	6,534 SF	Yes

APN: 464-340-022 Document #: 2026-0155978
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TRACT NO 36891 MapRef: MB 481 PG 56-62 Abbreviated Description: Lot:22 Subdivision:TRACT NO 36891 Map Ref:MB 481 PG 56-62Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

4	.32Mi.	**1825 FLAME TREE WAY** **HEMET, CA 92545-7828**	05/12/2026	$295,000	$174	1692	/3/1.75	1978	6,534 SF	

APN: 464-082-012 Document #: 2026-0144653
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: TRACT NO 7389 MapRef: MB 92 PG 61-66 Abbreviated Description: Lot:26 Subdivision:TRACT NO 7389 Map Ref:MB 92 PG 61-66Abbreviated Description:TRA 006-013 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

5	.11Mi.	**1235 MARBLE CT** **HEMET, CA 92543-7876**	05/11/2026	$500,000	$290	1720	/3/2	1994	6,969 SF	Yes

APN: 464-261-038 Document #: 2026-0142928
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: TRACT 22976 MapRef: MB 208 PG 13-15 Abbreviated Description: Subdivision:TRACT 22976 Map Ref:MB 208 PG 13-15Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

6	.4Mi.	**1093 LILAC ST** **HEMET, CA 92545-4771**	04/28/2026	$420,000	$332	1264	/2/2	1989	3,920 SF	

APN: 456-265-052 Document #: 2026-0127966
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: TRACT NO 17071 MapRef: MB 172 PG 65&66 Abbreviated Description: Lot:29 Subdivision:TRACT NO 17071 Map Ref:MB 172 PG 65&66Abbreviated Description:TRA 006-060 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

7	.19Mi.	**1221 JUSTICE PL** **HEMET, CA 92543-7340**	04/27/2026	$500,000	$293	1706	/3/2.25	2022	5,022 SF	

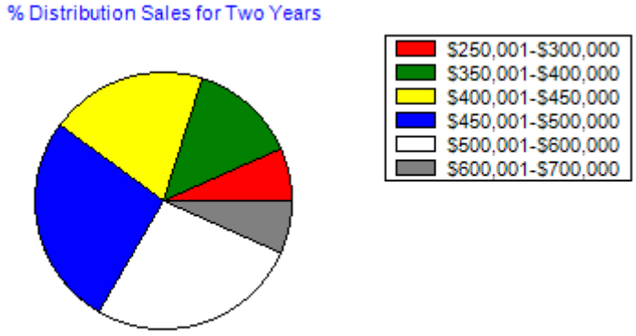
APN: 464-351-014 Document #: 2026-0126601
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: TRACT NO 36890 MapRef: MB 482 PG 5-12 Abbreviated Description: Lot:40 Subdivision:TRACT NO 36890 Map Ref:MB 482 PG 5-12Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET

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8	.14Mi.	**1329 LIMONITE ST** **HEMET, CA 92543-7849**	03/17/2026	$450,000	$305	1474	/2/3.5	1991	6,969 SF	
		APN: 464-291-025 Document #: 2026-0080211 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: TRACT 24747 MapRef: MB 213 PG 4&5 Abbreviated Description: Lot:25 Subdivision:TRACT 24747 Map Ref:MB 213 PG 4&5Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
9	.2Mi.	**1262 ALLEGIANCE AVE** **HEMET, CA 92543-7354**	03/05/2026	$520,000	$274	1897	/4/2.5	2023	6,002 SF	
		APN: 464-300-014 Document #: 2026-0067261 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Subdivision: TRACT NO 36892 MapRef: MB 483 PG 39-48 Abbreviated Description: Lot:22 Subdivision:TRACT NO 36892 Map Ref:MB 483 PG 39-48Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
10	.23Mi.	**1432 CAROLINA CT** **HEMET, CA 92543-7350**	03/05/2026	$520,000	$232	2240	/4/2.75	2022	6,098 SF	
		APN: 464-341-003 Document #: 2026-0067896 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Subdivision: TRACT NO 36891 MapRef: MB 481 PG 56-62 Abbreviated Description: Lot:34 Subdivision:TRACT NO 36891 Map Ref:MB 481 PG 56-62Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
11	.12Mi.	**1218 MARBLE CT** **HEMET, CA 92543-7827**	02/03/2026	$443,000	$257	1720	/3/2	1994	6,098 SF	
		APN: 464-261-030 Document #: 2026-0034234 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TRACT 22976 MapRef: MB 208 PG 13 Abbreviated Description: Lot:11 Subdivision:TRACT 22976 Map Ref:MB 208 PG 13Abbreviated Description:TRA 006-035 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
12	.1Mi.	**1316 ZIRCONIA ST** **HEMET, CA 92543-7856**	01/05/2026	$470,000	$293	1601	/2/1.75	1991	6,534 SF	
		APN: 464-292-003 Document #: 2026-0001327 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: TRACT NO 24747 MapRef: MB 213 PG 4&5 Abbreviated Description: Lot:3 Subdivision:TRACT NO 24747 Map Ref:MB 213 PG 4&5Abbreviated Description:TRA 006-000 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
13	.11Mi.	**1267 TRADITION AVE** **HEMET, CA 92543-7337**	10/14/2025	$489,000	$310	1576	/4/2.5	2022	5,488 SF	
		APN: 464-332-028 Document #: 2025-0314484 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 73 Subdivision: TRACT NO 36889 MapRef: MB 481 PG 49-55 Abbreviated Description: Lot:73 Subdivision:TRACT NO 36889 Map Ref:MB 481 PG 49-55City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
14	.31Mi.	**1428 PEPPER TREE DR** **HEMET, CA 92545-7759**	10/14/2025	$385,000	$238	1612	/3/1.75	1982	7,405 SF	Yes
		APN: 464-122-013 Document #: 2025-0314414 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: TRACT 8640 MapRef: MB 104 PG 46 Abbreviated Description: Lot:31 Subdivision:TRACT 8640 Map Ref:MB 104 PG 46City/Muni/Twp:HEMET City/Muni/Twp: HEMET								
15	.32Mi.	**1830 SILVER OAK WAY** **HEMET, CA 92545-7742**	09/18/2025	$360,000	$273	1318	/3/1.75	1978	6,098 SF	
		APN: 464-082-010 Document #: 2025-0286945 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: TRACT NO 7389 MapRef: MB 92 PG 61-66 Abbreviated Description: Lot:24 Subdivision:TRACT NO 7389 Map Ref:MB 92 PG 61-66Abbreviated Description:TRA 006-015 City/Muni/Twp:HEMET City/Muni/Twp: HEMET								

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.	**1274 GRANITE DR**			$456,319	1,926	/4/1.75	1991	6,534 SF	
.01Mi.	**1280 GRANITE DR**			$224,318	1,622	/3/1.75	1991	6,534 SF	
.01Mi.	**1268 GRANITE DR**			$119,030	1,622	/3/1.75	1991	6,534 SF	
.02Mi.	**1269 REGENCY AVE**			$473,265	1,576	/4/2.5	2022	5,170 SF	
.02Mi.	**1275 REGENCY AVE**			$550,358	2,438	/4/3	2022	6,481 SF	
.02Mi.	**1263 REGENCY AVE**			$508,651	2,240	/4/2.75	2022	5,192 SF	
.02Mi.	**1286 GRANITE DR**	**09/00/2008**		$199,583	1,592	/2/1.75	1991	6,534 SF	
.02Mi.	**1262 GRANITE DR**			$488,988	1,592	/2/1.75	1991	6,534 SF	
.03Mi.	**1257 REGENCY AVE**			$475,000	1,576	/4/2.5	2022	5,214 SF	
.03Mi.	**1281 REGENCY AVE**			$536,138	2,240	/4/2.75	2022	5,362 SF	
.03Mi.	**1273 GRANITE DR**			$166,227	1,592	/2/1.75	1991	6,534 SF	
.03Mi.	**1279 GRANITE DR**	**01/00/2000**		$226,299	1,926	/4/1.75	1991	6,534 SF	
.03Mi.	**1267 GRANITE DR**	**05/00/2007**		$262,191	1,926	/4/1.75	1991	6,534 SF	
.04Mi.	**1256 GRANITE DR**			$295,716	1,926	/4/1.75	1991	6,969 SF	
.04Mi.	**1292 GRANITE DR**	**12/30/2021**		$461,625	1,926	/4/1.75	1991	6,534 SF	
.04Mi.	**1251 REGENCY AVE**			$550,838	2,438	/4/3	2022	5,235 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.2 years old	Households:	14,005
Median Household Income:	$48,476	Households w/Family:	68%
Household Income Per Capita:	$22,823	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Hemet Unified School District	Students:	22,891
Number of Schools:	27	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**West Valley High School** Number of Students: 1,857 Student-Teacher Ratio: 20.75 Advanced Placement: Yes	C-	Public	9 - 12
0.86Mi.	**Diamond Valley Middle School** Number of Students: 1,123 Student-Teacher Ratio: 21.08	C-	Public	6 - 8
0.65Mi.	**McSweeny Elementary School** Number of Students: 781 Student-Teacher Ratio: 24.41	C-	Public	KG - 5

Flood Report

The Subject Property of **1274 GRANITE DR, HEMET, CA 92543-7840** 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	145%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	131%	NOTABLY HIGHER
OVERALL	137%	NOTABLY HIGHER

Disaster Alerts

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

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