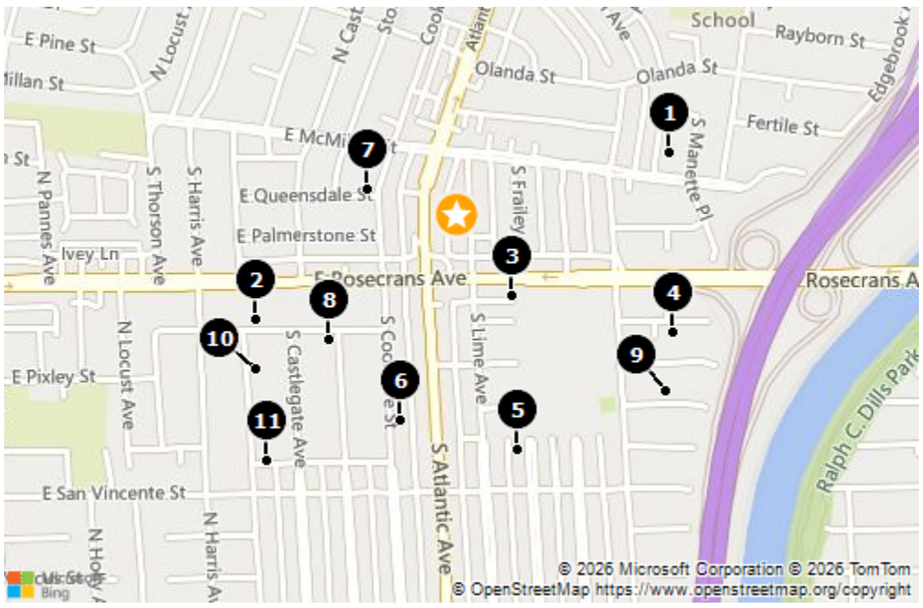
ICE SiteX Report

OrderID: 98612319

SiteX Property Information Report



Subject Property Location

12901 S LIME AVE, COMPTON, CA 90221-1919

County:	**LOS ANGELES CA**	Census Tract:	060375421.041004
Property Use:	Single Family Residential	Zoning:	LCR1YY
Parcel Number:	6185-010-036	Thomas Bros Pg-Grid:	735-3D

Valuation

Value:	**$723,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$643,470 - $802,530	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	2-949
Assd Land Value:	$168,700	Market Land Value:		Tax Year:	2025
Assd Improvement:	$177,586	Market Improvment Value:		Total Taxable Value:	$4,766
Total Assessed Value:	$346,286	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Tract No: 8989
Abbreviated Description: TRACT # 8989 1/2 VAC ALLEY ADJ ON N AND LOT 27

Property Characteristics

Lot Size:	6,779 SF	Bedrooms:	3	Pool:	
Building Area:	1424 SF	Baths:	2	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/22/2016	Loan Amount:	N/A
Document #:	16-0314007 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Lot: 27 Tract No: 8989

Prior Transfer

Recording Date:	10/04/2012	Sales Price:	$261,478
Document #:	12-1502811 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2010	Sales Price:	$265,002
Document #:	2010-1810050 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Tract No: 8989
Abbreviated Description: TRACT # 8989 1/2 VAC ALLEY ADJ ON N AND LOT 27

Prior Transfer

Recording Date:	12/08/2010	Sales Price:	$265,000
Document #:	10-1810050 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98612319

Contract Date: 11/19/2010
Document Type:
Legal Description:
Lot: 27 Tract No: 8989 Map Ref: MB131 PG2&3

Prior Transfer

Recording Date:	03/01/2010	Sales Price:	$178,600
Document #:	10-0267348 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/22/2010		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8989 Map Ref: MB131 PG2&3

Prior Transfer

Recording Date:	03/01/2010	Sales Price:	N/A
Document #:	10-0267347 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/22/2010		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8989 Map Ref: MB131 PG2&3
City/Muni/Twp: COMPTON

Prior Transfer

Recording Date:	11/21/2005	Sales Price:	$308,000
Document #:	05-2815070 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$35,000
Document #:	05-2778126 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2005	Sales Price:	$99,600
Document #:	05-2547793 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/01/2005	Loan Amount:	N/A
Document #:	05-2110625 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 27 Tract No: 8989

Prior Transfer

Recording Date:	09/01/2005	Sales Price:	$399,000
Document #:	05-2110623 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/21/2005		
Document Type:			

Legal Description:
Lot: 27 Tract No: 8989 Map Ref: MB131 PG2&3
City/Muni/Twp: COMPTON

Mortgage Record

Recording Date:	07/06/2005	Loan Amount:	N/A
Document #:	05-1580348 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/06/2020	Type Finance:	FIX

Legal Description:
Lot: 27 Tract No: 8989
City/Muni/Twp: COMPTON

Mortgage Record

Recording Date:	08/06/2003	Loan Amount:	N/A
Document #:	03-2269646 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 27 Tract No: 8989
City/Muni/Twp: COMPTON

Mortgage Record

Recording Date:	04/17/1997	Loan Amount:	N/A
Document #:	97-0577254 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2027	Type Finance:	

Legal Description:
Lot: 27 Tract No: 8989
City/Muni/Twp: COMPTON

Area Sales Analysis

Total Area Sales	$7,063,000	Median # of Bedrooms	3
Median Lot Size	6,053 SF	Median # of Baths	1
Median Living Area	1,044 SF	Median Year Built	1941
Price Range - 2 Yrs	$545,000 to $825,000	Age Range	37 years to 92 years
Median Value	$635,000	Median Age	85 years

ICE SiteX Report

OrderID: 98612319

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**12630 S HALO DR** **COMPTON, CA 90221-1829**	07/28/2026	$825,000	$518	1590	/3/2	1959	5,730 SF	
		APN: 6186-045-021 Document #: 26-0553066 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Tract No: 20946 MapRef: MB 610 PG 9 Abbreviated Description: Lot:24 Tract No:20946 Map Ref:MB 610 PG 9City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON								
2	.31Mi.	**4203 E SAUNDERS ST** **COMPTON, CA 90221-2435**	06/24/2026	$638,000	$408	1562	/4/1	1941	6,806 SF	
		APN: 6195-008-020 Document #: 26-0459374 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Tract No: 11992 MapRef: MB 223 PG 12&13 Abbreviated Description: Lot:21 Block:1 Tract No:11992 Map Ref:MB 223 PG 12&13City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.13Mi.	**4624 E ROSECRANS AVE** **COMPTON, CA 90221-1947**	06/09/2026	$635,000	$417	1520	/3/2	1989	2,563 SF	
		APN: 6185-009-027 Document #: 26-0423845 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Tract No: 13137 MapRef: MB 9 PG 25 Abbreviated Description: Lot:3 Tract No:13137 Map Ref:MB 9 PG 25City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
4	.33Mi.	**4934 E SAN RAFAEL ST** **COMPTON, CA 90221-2535**	05/01/2026	$635,000	$684	928	/3/1	1947	6,053 SF	
		APN: 6185-016-046 Document #: 26-0316179 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Block: 3 Tract No: 6251 MapRef: MB 67 PG 7 Abbreviated Description: Lot:67 Block:3 Tract No:6251 Map Ref:MB 67 PG 7City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.32Mi.	**14625 S FRAILEY AVE** **COMPTON, CA 90221-2511**	04/17/2026	$750,000	$718	1044	/3/1	1941	5,515 SF	
		APN: 6185-007-044 Document #: 26-0272272 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Tract No: 10378 MapRef: MB 151 PG 51&52 Abbreviated Description: Lot:75 Tract No:10378 Map Ref:MB 151 PG 51&52City/Muni/Twp:UNINCCRPORATED City/Muni/Twp: UNINCCRPORATED								
6	.28Mi.	**14524 S COOKACRE ST** **COMPTON, CA 90221-2418**	03/24/2026	$620,000	$837	740	/2/1	1940	5,696 SF	
		APN: 6195-010-005 Document #: 26-0204353 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Tract No: 11992 MapRef: MB 223 PG 12 Abbreviated Description: Lot:19 Block:5 Tract No:11992 Map Ref:MB 223 PG 12City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON								
7	.13Mi.	**4345 E QUEENSDALE ST** **COMPTON, CA 90221-1937**	01/23/2026	$600,000	$647	926	/2/1	1934	7,119 SF	
		APN: 6195-002-029 Document #: 26-0055770 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 76 Tract No: 9660 MapRef: MB 135 PG 83&84 Abbreviated Description: Lot:76 Tract No:9660 Map Ref:MB 135 PG 83&84City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
8	.24Mi.	**14403 S WHITE AVE** **COMPTON, CA 90221-2443**	12/01/2025	$580,000	$774	749	/2/1	1940	6,554 SF	
		APN: 6195-012-038 Document #: 25-0855888 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Block: 3 Tract No: 11992 MapRef: MB 223 PG 12&13 Abbreviated Description: Lot:38 Block:3 Tract No:11992 Map Ref:MB 223 PG 12&13City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON								
9	.37Mi.	**4927 E SAN JUAN ST** **COMPTON, CA 90221-2530**	11/14/2025	$545,000	$460	1184	/4/2	1946	6,016 SF	
		APN: 6185-018-021 Document #: 25-0803666 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 130 Block: 5 Tract No: 6251 MapRef: MB 67 PG 7-12 Abbreviated Description: Lot:130 Block:5 Tract No:6251 Map Ref:MB 67 PG 7-12City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
10	.33Mi.	**14422 S BUTLER AVE** **COMPTON, CA 90221-2403**	09/26/2025	$550,000	$753	730	/2/1	1941	6,916 SF	
		APN: 6195-013-005 Document #: 25-0665132 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Tract No: 11992 MapRef: MB 223 PG 12&13 Abbreviated Description: Lot:5 Block:2 Tract No:11992 Map Ref:MB 223 PG 12&13City/Muni/Twp:COMPTON City/Muni/Twp: COMPTON								
11	.42Mi.	**14618 S BUTLER AVE** **COMPTON, CA 90221-2407**	08/15/2025	$685,000	$512	1336	/4/2	1958	6,923 SF	
		APN: 6195-013-018 Document #: 25-0556435 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Tract No: 11992 MapRef: MB 223 PG 12&13 Abbreviated Description: Lot:18 Block:2 Tract No:11992 Map Ref:MB 223 PG 12&13City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								

ICE SiteX Report

OrderID: 98612319

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.

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.	**12901 S LIME AVE**	**12/08/2010**		$346,286	1,424	/3/2	1947	6,779 SF	
.01Mi.	**12907 S LIME AVE**	**09/30/2019**		$326,686	1,091	/3/2	1966	5,797 SF	
.01Mi.	**12833 S LIME AVE**	**05/17/2022**		$152,243	1,104	/3/1	1952	6,232 SF	
.02Mi.	**12913 S LIME AVE**	**06/17/2009**		$190,438	1,013	/3/1	1947	5,814 SF	
.02Mi.	**12827 S LIME AVE**	**08/31/2023**		$160,761	787	/2/1	1948	5,224 SF	
.03Mi.	**12915 S LIME AVE**	**11/12/1999**		$211,612	1,366	/3/2	1952	5,835 SF	
.03Mi.	**12823 S LIME AVE**	**03/09/1984**		$144,716	957	/3/1	1947	5,136 SF	
.03Mi.	**12921 S LIME AVE**	**04/03/2025**		$228,402	936	/2/1	1949	5,851 SF	
.04Mi.	**12902 S LIME AVE**	**07/03/2025**		$219,110	1,028	/3/2	1949	6,167 SF	
.04Mi.	**12819 S LIME AVE**	**01/05/2018**		$499,044	1,204	/3/2	1962	5,584 SF	
.04Mi.	**12906 S LIME AVE**	**07/25/2008**		$493,066	3,119	/6/5	1953	5,893 SF	
.04Mi.	**12830 S LIME AVE**	**11/13/2014**		$175,688	2,375	/5/3	1942	10,916 SF	
.04Mi.	**12925 S LIME AVE**	**12/30/1992**		$260,852	1,472	/3/2	1947	5,866 SF	
.05Mi.	**12816 S LIME AVE**	**06/16/2023**		$241,168	1,158	/4/2	1946	6,640 SF	
.06Mi.	**12810 S ATLANTIC AVE**	**12/31/2018**		$117,469	824	/1/1	1934	3,785 SF	
.06Mi.	**12812 S LIME AVE**	**06/24/2025**		$147,196	848	/2/2	1947	6,937 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	33.8 years old	Households:	11,886
Median Household Income:	$61,228	Households w/Family:	80%
Household Income Per Capita:	$18,251	Households w/Family Married:	45%
Most Common Education Level:	Some High School	Households w/Family Children:	47%

School District

School District Zone:	Compton Unified School District	Students:	16,436
Number of Schools:	37	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.25Mi.	**Franklin S. Whaley Middle School** Number of Students: 429 Student-Teacher Ratio: 24.29	C	Public	6 - 8
0.99Mi.	**Dominguez High School** Number of Students: 1,582 Student-Teacher Ratio: 21.95	C	Public	9 - 12
0.55Mi.	**Stephen C. Foster Elementary School** Number of Students: 398 Student-Teacher Ratio: 24.89	B	Public	PK - 5

ICE SiteX Report

OrderID: 98612319

Flood Report

The Subject Property of **12901 S LIME AVE, COMPTON, CA 90221-1919** 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.

Landslide Report

The Subject Property of **12901 S LIME AVE, COMPTON, CA 90221-1919** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **12901 S LIME AVE, COMPTON, CA 90221-1919** is **IN** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	73%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	81%	LOWER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

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