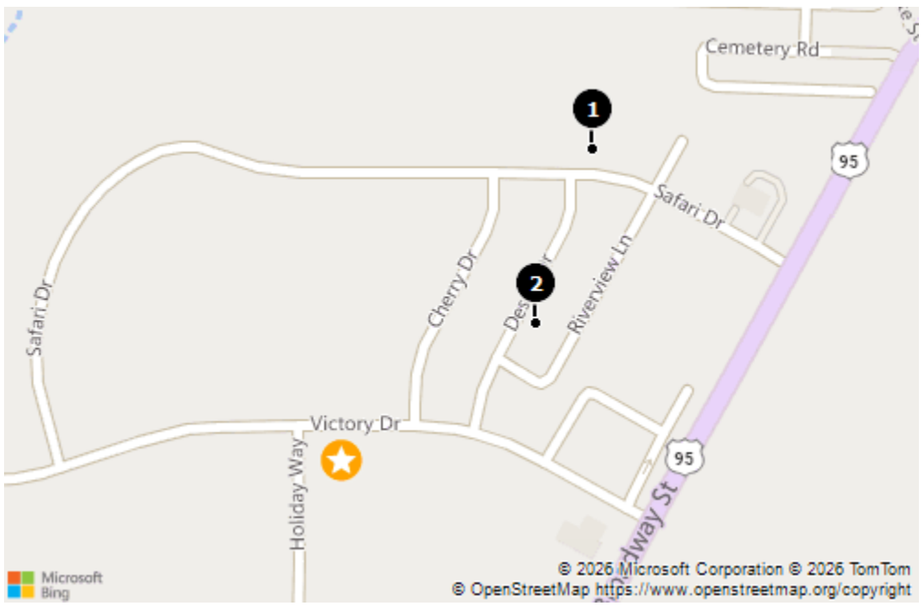
ICE SiteX Report

OrderID: 98738694

SiteX Property Information Report



Subject Property Location

1301 HOLIDAY WAY, NEEDLES, CA 92363-4204

County:	**SAN BERNARDINO CA**	Census Tract:	060710107.002017
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	0650-324-05-0000	Thomas Bros Pg-Grid:	3710-1D

Valuation

Value:	**$385,000**	FSD:	19	Common Confidence Score:	47
Value Range:	$311,850 - $458,150	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	3-001
Assd Land Value:	$44,163	Market Land Value:		Tax Year:	2026
Assd Improvement:	$175,549	Market Improvment Value:		Total Taxable Value:	$619
Total Assessed Value:	$219,712	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	B

Assessment Legal Description

District: 10

Abbreviated Description:	PARCEL MAP 13539 PARCEL 1 BOOK 161 PAGE 64
City/Muni/Twp:	CITY OF COLTON

Property Characteristics

Lot Size:	1.020 AC	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	2	Fireplace:	
Year Built:	1988	Partial Baths:		Type Const:	Mfg
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	6	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	06/12/2026	Sales Price:	N/A
Document #:	2026-0152129 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/20/2020	Loan Amount:	N/A
Document #:	2020-0470140 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:

Lot: 1 Subdivision: PARCEL MAP NO 13539
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	11/20/2020	Sales Price:	$199,000
Document #:	2020-0470139 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/05/2020		
Document Type:			

Legal Description:

Lot: 1 Subdivision: PARCEL MAP NO 13539 Map Ref: MB 161 PG 64
City/Muni/Twp: NEEDLES

ICE SiteX Report

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Prior Transfer

Recording Date:	03/13/2019	Sales Price:	N/A
Document #:	2019-0077337 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/11/2019		
Document Type:			

Legal Description:
Lot: 1 Subdivision: PARCEL MAP NO 13539 Map Ref: MB 13539 PG 161
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	03/13/2019	Sales Price:	N/A
Document #:	2019-0077336 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/11/2019		
Document Type:			

Legal Description:
Lot: 1 Subdivision: PARCEL MAP 13539 Map Ref: MB 13539 PG 161
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:	03/13/2019	Sales Price:	N/A
Document #:	2019-0077335 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/12/2019		
Document Type:			

Legal Description:
Lot: 1 Subdivision: PARCEL MAP 13539 Map Ref: MB 13539 PG 161
City/Muni/Twp: NEEDLES

Mortgage Record

Recording Date:	12/21/2001	Loan Amount:	N/A
Document #:	20010586802 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2017	Type Finance:	

Legal Description:
Lot: 1
Abbreviated Description: PARCEL MAP#13539
City/Muni/Twp: NEEDLES

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20200470139 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 10
Abbreviated Description: PARCEL MAP 13539 PARCEL 1 BOOK 161 PAGE 64
City/Muni/Twp: CITY OF COLTON

Area Sales Analysis

Total Area Sales	$126,000	Median # of Bedrooms	2
Median Lot Size	6,204 SF	Median # of Baths	1
Median Living Area	1,137 SF	Median Year Built	1979
Price Range - 2 Yrs	$30,000 to $96,000	Age Range	40 years to 54 years
Median Value	$63,000	Median Age	47 years

Comparable Sales Data

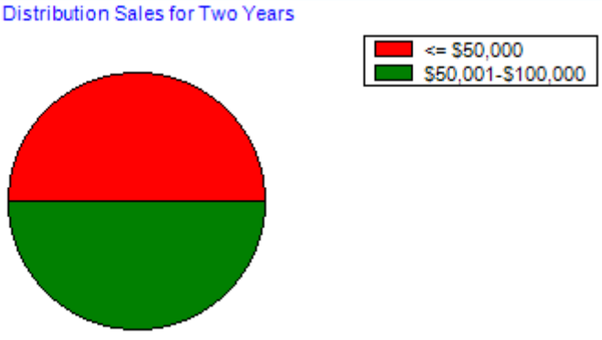
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**140 SAFARI DR NEEDLES, CA 92363-4234**	07/21/2026	$96,000	$96	1000	4/2/1	1986	7,308 SF	

APN: 0650-421-08-0000 Document #: 2026-0187764
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 82 Tract No: 7923 MapRef: MB 106 PG 99-102 Abbreviated Description: Lot:82 Tract No:7923 Map Ref:MB 106 PG 99-102City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

2	.16Mi.	**1233 DESERT DR NEEDLES, CA 92363-4238**	06/04/2026	$30,000	$23	1274	4/2/1	1972	5,100 SF	

APN: 0650-423-03-0000 Document #: 2026-0141284
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 65 Subdivision: TRACT 7923 MapRef: MB 106 PG 99-102 Abbreviated Description: Lot:65 Subdivision:TRACT 7923 Map Ref:MB 106 PG 99-102City/Muni/Twp:NEEDLES City/Muni/Twp: NEEDLES

Comparable Sales Chart



ICE SiteX Report

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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.	**1301 HOLIDAY WAY**			$219,712	1,248	7/3/2	1988	1 SF	
.03Mi.	**1305 HOLIDAY WAY**			$80,387				1 SF	
.04Mi.	**173 VICTORY DR**			$147,200	1,664	10/3/2	1994	1 SF	
.06Mi.	**153 VICTORY DR**			$27,000	1,728	8/3/2	1986		
.06Mi.	**153 VICTORY DR**			$173,341	1,728	8/3/2	1986	1 SF	
.08Mi.	**210 VICTORY DR**			$107,105	1,184	5/2/2	1999	2 SF	
.08Mi.	**1245 CHERRY DR**			$64,162	1,344	5/3/2	1987	12,218 SF	
.09Mi.	**1252 DESERT DR**			$62,900	700	7/3/2	1976	6,330 SF	Yes
.09Mi.	**1245 CHERRY DR**			$25,000	1,344	5/3/2	1987		
.1Mi.	**1241 CHERRY DR**			$35,003				6,100 SF	
.11Mi.	**140 VICTORY DR**			$30,914				6,300 SF	
.11Mi.	**1237 CHERRY DR**			$50,800	672	5/2/1	1970	6,120 SF	
.11Mi.	**1240 DESERT DR**			$22,310				5,500 SF	
.11Mi.	**1316 HOLIDAY WAY**			$109,280	864	4/2/2	2001	1 SF	
.12Mi.	**1265 RIVERVIEW LN**			$59,938	1,080	5/3/2	1988	5,656 SF	
.12Mi.	**1233 CHERRY DR**			$25,355				6,135 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	46.0 years old	Households:	1,214
Median Household Income:	$42,272	Households w/Family:	66%
Household Income Per Capita:	$25,307	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Needles Unified School District	Students:	921
Number of Schools:	7	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.66Mi.	**Needles Middle School** Number of Students: 196 Student-Teacher Ratio: 17.31	D	Public	6 - 8
1.64Mi.	**Vista Colorado Elementary School** Number of Students: 319 Student-Teacher Ratio: 21.13	D+	Public	KG - 5
1.59Mi.	**Needles High School** Number of Students: 269 Student-Teacher Ratio: 18.76 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **1301 HOLIDAY WAY, NEEDLES, CA 92363-4204** 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	160%	NOTABLY HIGHER
BURGLARY	170%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	180%	NOTABLY HIGHER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	190%	NOTABLY HIGHER
FORCIBLE RAPE	156%	NOTABLY HIGHER
MURDER	175%	NOTABLY HIGHER
OVERALL	188%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98738694

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