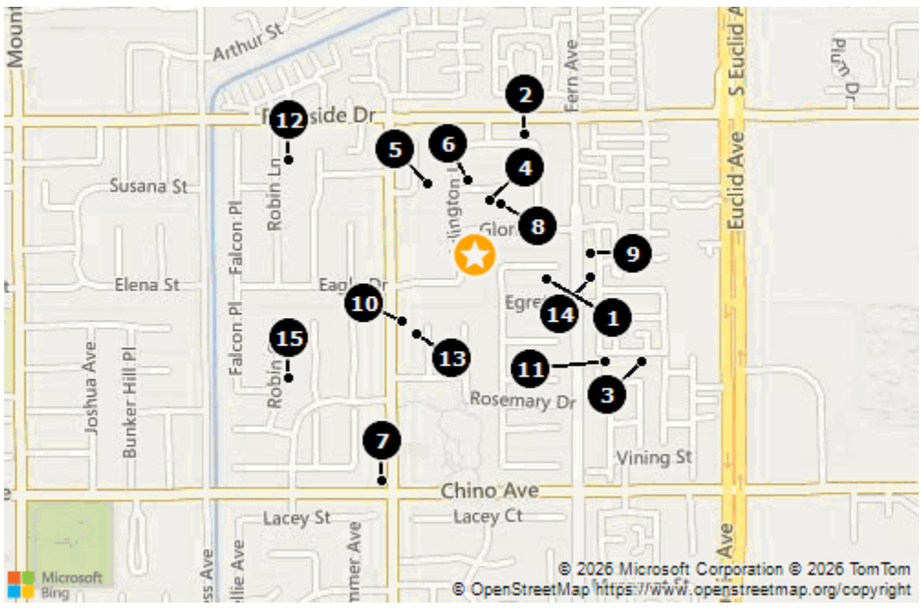
ICE SiteX Report

OrderID: 98124165

SiteX Property Information Report



Subject Property Location

13035 ARLINGTON LN, CHINO, CA 91710-6281

County:	**SAN BERNARDINO CA**	Census Tract:	060710019.111012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1052-031-54-0000	Thomas Bros Pg-Grid:	642-7B

Valuation

Value:	**$860,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$817,000 - $903,000	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	1-001
Assd Land Value:	$282,209	Market Land Value:		Tax Year:	2025
Assd Improvement:	$524,102	Market Improvment Value:		Total Taxable Value:	$9,009
Total Assessed Value:	$806,311	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 District: 07 Tract No: 12537

Abbreviated Description:	TRACT 12537 LOT 9
City/Muni/Twp:	CHINO

Property Characteristics

Lot Size:	6,800 SF	Bedrooms:	3	Pool:	Pool/Spa
Building Area:	1771 SF	Baths:	3	Fireplace:	1
Year Built:	1986	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:	Modern	Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/09/2026	Sales Price:	N/A
Document #:	2026-0061109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/18/2024	Sales Price:	N/A
Document #:	2024-0090825 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/05/2024	Loan Amount:	N/A
Document #:	2024-0077081 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Lot: 9 Subdivision: TRACT NO 12537
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	N/A
Document #:	2022-0406578 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$775,000
Document #:	2022-0401470 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/22/2022		
Document Type:			

Legal Description:
Lot: 9 Subdivision: TRACT NO 12537 Map Ref: MB 183 PG 26-28
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$339,500
Document #:	2021-0530408 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/18/2021	Loan Amount:	N/A
Document #:	2021-0522495 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:
Lot: 9 Subdivision: TRACT NO 12537
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	07/18/2017	Sales Price:	N/A
Document #:	2017-0291614 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/06/2017	Loan Amount:	N/A
Document #:	2017-0274662 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 9 Tract No: 12537
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	07/25/2014	Sales Price:	$455,000
Document #:	2014-0269451 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/03/2014		
Document Type:			

Legal Description:
Lot: 9 Tract No: 12537 Map Ref: MB183 PG26-28
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	03/07/2006	Sales Price:	N/A
Document #:	2006-0156506 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/16/2006		
Document Type:			

Legal Description:
Lot: 9 Tract No: 12537 Map Ref: MAP183 PG26-28
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:	03/07/2006	Sales Price:	N/A
Document #:	2006-0156505 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/16/2006		
Document Type:			

Legal Description:
Lot: 9 Tract No: 12537 Map Ref: MAP183 PG26-28
City/Muni/Twp: CHINO

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20220401470 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 District: 07 Tract No: 12537
Abbreviated Description: TRACT 12537 LOT 9
City/Muni/Twp: CHINO

Area Sales Analysis

Total Area Sales	$12,277,500	Median # of Bedrooms	4
Median Lot Size	6,719 SF	Median # of Baths	2
Median Living Area	1,925 SF	Median Year Built	1994
Price Range - 2 Yrs	$661,000 to $927,000	Age Range	20 years to 49 years
Median Value	$820,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**6865 FINCH CT**	07/15/2026	$918,000	$421	2177	8/4/3	1994	6,000 SF	

ICE SiteX Report

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CHINO, CA 91710-6225
APN: 1052-041-94-0000 Document #: 2026-0181179
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: TRACT NO 13785 MapRef: MB 228 PG 44-46 Abbreviated Description: Subdivision:TRACT NO 13785 Map Ref:MB 228 PG 44-46Abbreviated Description:PORTION LOT12 City/Muni/Twp:CHINO City/Muni/Twp: CHINO

2	.18Mi.	**6850 MEADOWLARK LN**	07/09/2026	$810,000	$457	1771	6/3/3	1987	7,205 SF	

CHINO, CA 91710-6268
APN: 1052-041-21-0000 Document #: 2026-0175153
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TRACT NO 12538 MapRef: MB 191 PG 95&96 Abbreviated Description: Lot:4 Subdivision:TRACT NO 12538 Map Ref:MB 191 PG 95&96City/Muni/Twp:CHINO City/Muni/Twp: CHINO

3	.26Mi.	**6963 MONTEGO ST**	06/26/2026	$661,000	$454	1454	6/3/2	2006	3,229 SF	

CHINO, CA 91710-8125
APN: 1052-652-17-0000 Document #: 2026-0165224
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: TRACT MAP NO 16953 MapRef: MB 317 PG 90-95 Abbreviated Description: Lot:17 Subdivision:TRACT MAP NO 16953 Map Ref:MB 317 PG 90-95City/Muni/Twp:CHINO City/Muni/Twp: CHINO

4	.07Mi.	**6833 RENATO CT**	06/23/2026	$820,000	$375	2182	7/4/3	1986	8,000 SF	

CHINO, CA 91710-6273
APN: 1052-041-09-0000 Document #: 2026-0158592
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Tract No: 12537 MapRef: MB 183 PG 26-28 Abbreviated Description: Lot:21 Tract No:12537 Map Ref:MB 183 PG 26-28City/Muni/Twp:CHINO City/Muni/Twp: CHINO

5	.11Mi.	**12957 JAMESTOWN CT**	05/22/2026	$927,000	$485	1908	6/3/2	2003	7,240 SF	

CHINO, CA 91710-3871
APN: 1052-031-75-0000 Document #: 2026-0130475
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: TRACT NO 16196 MapRef: MB 289 PG 14&15 Abbreviated Description: Lot:9 Subdivision:TRACT NO 16196 Map Ref:MB 289 PG 14&15City/Muni/Twp:CHINO City/Muni/Twp: CHINO

6	.1Mi.	**12973 ARLINGTON LN**	05/05/2026	$859,000	$502	1710	6/3/2	1985	7,400 SF	Spa Only

CHINO, CA 91710-6261
APN: 1052-031-13-0000 Document #: 2026-0114356
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: TRACT NO 12536 MapRef: MB 177 PG 87-89 Abbreviated Description: Lot:6 Subdivision:TRACT NO 12536 Map Ref:MB 177 PG 87-89City/Muni/Twp:CHINO City/Muni/Twp: CHINO

7	.33Mi.	**13290 SAN ANTONIO AVE**	04/14/2026	$850,000	$468	1816	8/3/2	1989	8,190 SF	

CHINO, CA 91710-6927
APN: 1052-311-41-0000 Document #: 2026-0095865
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: TRACT NO 13182 1 MapRef: MB 210 PG 40-44 Abbreviated Description: Lot:1 Subdivision:TRACT NO 13182 1 Map Ref:MB 210 PG 40-44City/Muni/Twp:CHINO City/Muni/Twp: CHINO

8	.08Mi.	**6843 RENATO CT**	01/12/2026	$868,000	$402	2158	7/3/3	1986	7,200 SF	

CHINO, CA 91710-6273
APN: 1052-041-10-0000 Document #: 2026-0007213
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Tract No: 12537 MapRef: MB 183 PG 26-28 Abbreviated Description: Lot:22 Tract No:12537 Map Ref:MB 183 PG 26-28City/Muni/Twp:CHINO City/Muni/Twp: CHINO

9	.16Mi.	**13028 MELON AVE**	12/16/2025	$690,000	$413	1667	6/3/2	2006	3,959 SF	

CHINO, CA 91710-8123
APN: 1052-651-39-0000 Document #: 2025-0307488
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: TRACT NO 16953 MapRef: MB 317 PG 90-95 Abbreviated Description: Lot:93 Subdivision:TRACT NO 16953 Map Ref:MB 317 PG 90-95City/Muni/Twp:CHINO City/Muni/Twp: CHINO

10	.13Mi.	**13119 SAN ANTONIO AVE**	11/07/2025	$770,000	$387	1988	7/4/2	1998	6,719 SF	

CHINO, CA 91710-6905
APN: 1052-302-02-0000 Document #: 2025-0275246
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: TRACT 15671 MapRef: MB 260 PG 44-46 Abbreviated Description: Lot:2 Subdivision:TRACT 15671 Map Ref:MB 260 PG 44-46City/Muni/Twp:CHINO City/Muni/Twp: CHINO

11	.23Mi.	**6921 MONTEGO ST**	11/05/2025	$661,500	$343	1925	8/4/2	2006	3,229 SF	

CHINO, CA 91710-8125
APN: 1052-652-11-0000 Document #: 2025-0270979
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: TRACT MAP NO 16953 MapRef: MB 317 PG 90-95 Abbreviated Description: Lot:11 Subdivision:TRACT MAP NO 16953 Map Ref:MB 317 PG 90-95City/Muni/Twp:CHINO City/Muni/Twp: CHINO

12	.28Mi.	**12947 ROBIN LN**	11/03/2025	$820,000	$474	1729	7/4/2	1977	7,215 SF	Pool/ Spa

CHINO, CA 91710-3808
APN: 1052-011-75-0000 Document #: 2025-0268302
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: TRACT NO 9273 MapRef: MB 131 PG 37-41 Abbreviated Description: Lot:55 Subdivision:TRACT NO 9273 Map Ref:MB 131 PG 37-41City/Muni/Twp:CHINO City/Muni/Twp: CHINO

13	.13Mi.	**13128 PINTAIL CT**	10/17/2025	$920,000	$462	1988	7/4/2	1996	5,700 SF	

CHINO, CA 91710-7703
APN: 1052-302-12-0000 Document #: 2025-0252068
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: TRACT NO 15671 MapRef: MB 260 PG 44-46 Abbreviated Description: Lot:12 Subdivision:TRACT NO 15671 Map Ref:MB 260 PG 44-46City/Muni/Twp:CHINO City/Muni/Twp: CHINO

14	.16Mi.	**13068 MELON AVE**	09/19/2025	$798,000	$414	1925	8/4/2	2006	3,959 SF	

CHINO, CA 91710-8123
APN: 1052-651-43-0000 Document #: 2025-0226396
Document Type: Price Code: R
Land Use: Single Family Residential

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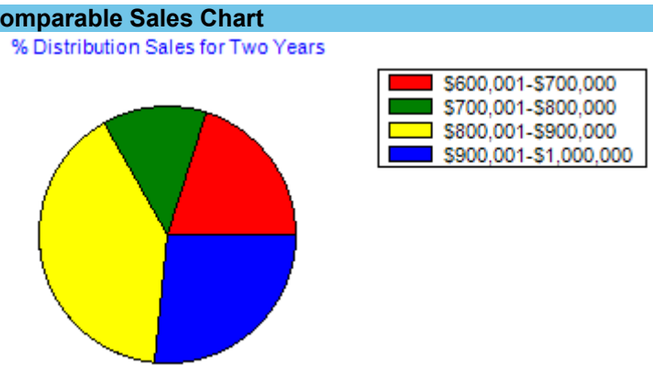
Legal: Lot: 97 Subdivision: TRACT MAP NO 16953 MapRef: MB 317 PG 90-95 Abbreviated Description: Lot:97 Subdivision:TRACT MAP NO 16953 Map Ref:MB 317 PG 90-95City/Muni/Twp:CHINO City/Muni/Twp: CHINO

15	.3Mi.	**13171 ROBIN CT**	09/19/2025	$905,000	$414	2182	7/4/4	1989	6,565 SF	Pool/ Spa

CHINO, CA 91710-3893

APN: 1052-321-34-0000 Document #: 2025-0226518
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Tract No: 13182 MapRef: MB 210 PG 45-49 Abbreviated Description: Lot:40 Tract No:13182 Map Ref:MB 210 PG 45-49City/Muni/Twp:CHINO City/Muni/Twp: CHINO

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.	**13035 ARLINGTON LN**			$806,311	1,771	6/3/3	1986	6,800 SF	Pool/ Spa
.01Mi.	**13043 ARLINGTON LN**			$256,892	1,771	6/3/3	1986	7,239 SF	
.02Mi.	**6813 GLORIA ST**			$778,451	2,182	7/4/3	1986	6,900 SF	
.02Mi.	**6805 GLORIA ST**			$827,118	1,771	6/3/3	1986	7,200 SF	Pool/ Spa
.02Mi.	**13051 ARLINGTON LN**			$667,125	1,771	6/3/2	1986	7,200 SF	
.03Mi.	**6819 GLORIA ST**			$470,036	1,771	6/3/3	1986	7,210 SF	
.03Mi.	**6804 FINCH CT**			$348,433	2,350	9/4/3	1993	11,700 SF	
.03Mi.	**13054 WREN AVE**			$310,874	1,787	7/3/2	1993	7,675 SF	
.03Mi.	**13059 ARLINGTON LN**			$580,062	1,771	6/3/2	1986	7,150 SF	Pool/ Spa
.04Mi.	**13042 ARLINGTON LN**			$923,100	2,182	7/4/3	1986	7,245 SF	Pool/ Spa
.04Mi.	**6829 GLORIA ST**			$641,618	2,182	7/4/3	1986	7,004 SF	
.04Mi.	**13034 ARLINGTON LN**			$397,873	2,182	7/4/3	1986	8,400 SF	
.04Mi.	**13064 WREN AVE**			$314,743	1,787	7/3/2	1993	6,720 SF	
.04Mi.	**13026 ARLINGTON LN**			$508,333	2,182	7/4/3	1986	7,800 SF	
.04Mi.	**13050 ARLINGTON LN**			$590,569	1,488	6/3/2	1986	7,150 SF	Pool/ Spa
.04Mi.	**6816 FINCH CT**			$340,342	1,787	7/3/2	1993	7,126 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.9 years old	Households:	24,762
Median Household Income:	$92,340	Households w/Family:	80%
Household Income Per Capita:	$34,663	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Chino Valley Unified School District	Students:	25,579
Number of Schools:	35	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Magnolia Junior High School**	C+	Public	7 - 8

Number of Students: 541
Student-Teacher Ratio: 19.04

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3.97Mi. **Lyle S. Briggs Fundamental** Number of Students: 643 Student-Teacher Ratio: 22.45	B	Public	KG - 8
2.25Mi. **Anna A. Borba Fundamental Elementary School** Number of Students: 362 Student-Teacher Ratio: 21.05	C+	Public	KG - 6
1.66Mi. **Chino High School** Number of Students: 2,077 Student-Teacher Ratio: 21.87 Advanced Placement: Yes	C+	Public	9 - 12
0.72Mi. **Howard Cattle Elementary School** Number of Students: 594 Student-Teacher Ratio: 23.77	C-	Public	KG - 6

Flood Report

The Subject Property of **13035 ARLINGTON LN, CHINO, CA 91710-6281** 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	87%	LOWER
BURGLARY	49%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	54%	NOTABLY LOWER
OVERALL	57%	NOTABLY LOWER

Disaster Alerts

9/7/2024 - Line Fire 9/10/2024 - Bridge Fire

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