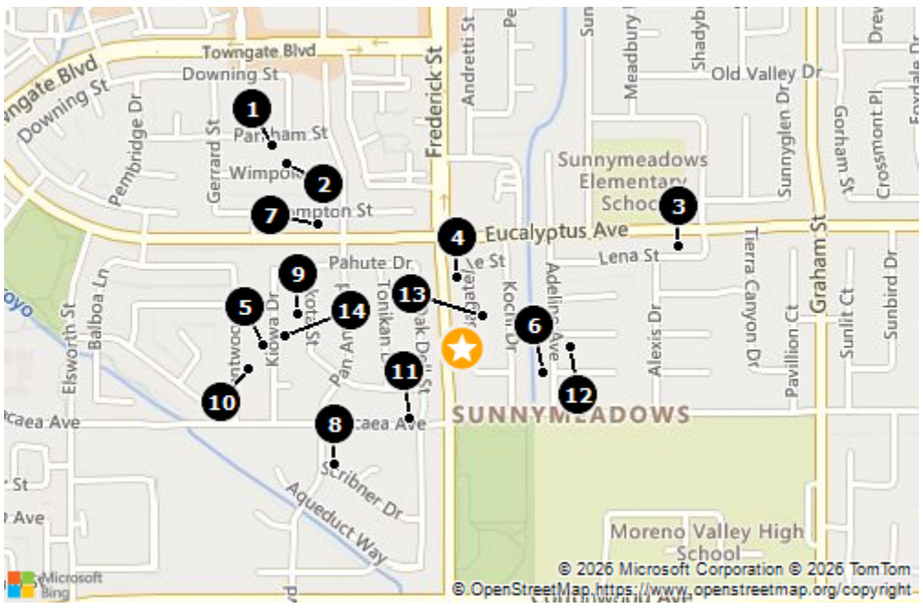
ICE SiteX Report

OrderID: 98444558

SiteX Property Information Report



Subject Property Location

13155 BAGATELLE ST, MORENO VALLEY, CA 92553-5954

County:	**RIVERSIDE CA**	Census Tract:	060650425.131004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	296-031-004	Thomas Bros Pg-Grid:	717-4C

Valuation

Value:	**$583,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$536,360 - $629,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	21-236
Assd Land Value:	$53,570	Market Land Value:		Tax Year:	2025
Assd Improvement:	$177,153	Market Improvment Value:		Total Taxable Value:	$3,668
Total Assessed Value:	$230,723	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	296031004
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Tract No: 15387-8
Abbreviated Description: .17 ACRES IN LOT 4 MB 147/085 TR 15387-8
City/Muni/Twp: MORENO VALLEY

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	1867 SF	Baths:	1.75	Fireplace:	1
Year Built:	1985	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:	3	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	$311,250
Document #:	2024-0254793 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/14/2015	Sales Price:	N/A
Document #:	2015-0362272 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/17/2015		
Document Type:			
Legal Description:			

Lot: 4 Tract No: 15387-8 Map Ref: MB147 PG85-88
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	08/21/2014	Sales Price:	N/A
Document #:	2014-0318932 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/08/2014		
Document Type:			
Legal Description:			

Lot: 4 Tract No: 15387-8 Map Ref: MB147 PG85-88

ICE SiteX Report

OrderID: 98444558

Mortgage Record

Recording Date:	05/15/2007	Loan Amount:	N/A
Document #:	2007-0321387 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 4 Tract No: 15387-8
City/Muni/Twp: MORENO VALLEY

Prior Transfer

Recording Date:	04/00/1989	Sales Price:	N/A
Document #:	1989-0118413 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Tract No: 15387-8
Abbreviated Description: .17 ACRES IN LOT 4 MB 147/085 TR 15387-8
City/Muni/Twp: MORENO VALLEY

Area Sales Analysis

Total Area Sales	$7,025,500	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,523 SF	Median Year Built	1985
Price Range - 2 Yrs	$211,500 to $630,000	Age Range	34 years to 42 years
Median Value	$520,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**22779 PARKHAM ST** **MORENO VALLEY, CA 92553-1867**	09/18/2026	$600,000	$288	2079	/4/2.75	1990	5,227 SF	
		APN: 291-532-006 Document #: 2026-0293078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 73 Subdivision: TRACT NO 21614 MapRef: MB 195 PG 79-84 Abbreviated Description: Lot:73 Subdivision:TRACT NO 21614 Map Ref:MB 195 PG 79-84Abbreviated Description:TRA 021-310 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
2	.34Mi.	**22800 WIMPOLE ST** **MORENO VALLEY, CA 92553-1850**	07/14/2026	$211,500	$101	2079	/4/2.75	1990	5,227 SF	
		APN: 291-532-023 Document #: 2026-0217667 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 90 Subdivision: TRACT NO 21614 MapRef: MB 195 PG 79-84 Abbreviated Description: Lot:90 Subdivision:TRACT NO 21614 Map Ref:MB 195 PG 79-84Abbreviated Description:TRA 021-310 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
3	.32Mi.	**23314 LENA ST** **MORENO VALLEY, CA 92553-5973**	07/14/2026	$440,000	$252	1746	/3/2.5	1987	7,840 SF	Yes
		APN: 296-045-005 Document #: 2026-0218813 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: TRACT NO 19529 MapRef: MB 169 PG 69-71 Abbreviated Description: Lot:10 Subdivision:TRACT NO 19529 Map Ref:MB 169 PG 69-71Abbreviated Description:TRA 021-031 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
4	.1Mi.	**13077 BAGATELLE ST** **MORENO VALLEY, CA 92553-5953**	05/26/2026	$577,000	$312	1844	/4/1.75	1985	6,969 SF	
		APN: 296-021-007 Document #: 2026-0159310 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: TRACT NO 15387 MapRef: MB 147 PG 89-92 Abbreviated Description: Lot:24 Subdivision:TRACT NO 15387 Map Ref:MB 147 PG 89-92Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
5	.27Mi.	**13139 KIOWA DR** **MORENO VALLEY, CA 92553-7822**	05/06/2026	$505,000	$439	1150	/3/2	1984	3,920 SF	
		APN: 291-381-029 Document #: 2026-0138606 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: TRACT NUMBER 18930 MapRef: MB 136 PG 56-59 Abbreviated Description: Lot:71 Subdivision:TRACT NUMBER 18930 Map Ref:MB 136 PG 56-59Abbreviated Description:TRA 021-126 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
6	.11Mi.	**13193 ADELINE AVE** **MORENO VALLEY, CA 92553-5930**	04/28/2026	$575,000	$443	1296	/3/1.75	1984	7,405 SF	
		APN: 296-033-013 Document #: 2026-0127225 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: TRACT 15387 MapRef: MB 130 PG 52-55 Abbreviated Description: Lot:47 Subdivision:TRACT 15387 Map Ref:MB 130 PG 52-55Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
7	.25Mi.	**22841 BROMPTON ST** **MORENO VALLEY, CA 92553-1810**	03/04/2026	$565,000	$376	1502	/3/2	1990	5,662 SF	Yes
		APN: 291-544-003 Document #: 2026-0066119 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 133 Subdivision: TRACT NO 21614 MapRef: MB 195 PG 79-84 Abbreviated Description: Lot:133 Subdivision:TRACT NO 21614 Map Ref:MB 195 PG 79-84Abbreviated Description:TRA 021-310 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
8	.23Mi.	**13316 PAN AM BLVD** **MORENO VALLEY, CA 92553-6432**	02/04/2026	$535,000	$468	1141	/3/2	1985	7,840 SF	
		APN: 291-311-013 Document #: 2026-0036068 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: TRACT 10895 MapRef: MB 120 PG 27-34 Abbreviated Description: Lot:13 Subdivision:TRACT 10895 Map Ref:MB 120 PG 27-34Abbreviated Description:TRA 021-083 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
9	.22Mi.	**13055 LAKOTA ST** **MORENO VALLEY, CA 92553-7828**	01/05/2026	$560,000	$362	1544	/3/2.5	1984	3,920 SF	
		APN: 291-382-036 Document #: 2026-0000916 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 121 Subdivision: TRACT NO 18930 MapRef: MB 136 PG 56 Abbreviated Description: Lot:121 Subdivision:TRACT NO 18930 Map Ref:MB 136 PG 56Abbreviated Description:TRA 021-126 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY								
10	.29Mi.	**13162 BRENTWOOD LN** **MORENO VALLEY, CA 92553-7889**	12/23/2025	$630,000	$295	2135	/4/2.5	1992	6,534 SF	
		APN: 291-521-007 Document #: 2025-0397964								

ICE SiteX Report

OrderID: 98444558

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: TRACT NO 21613 MapRef: MB 192 PG 84-89 Abbreviated Description: Lot:24 Subdivision:TRACT NO 21613 Map Ref:MB 192 PG 84-89Abbreviated Description:TRA 021-379 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

11	.12Mi.	**13241 OAK DELL ST** **MORENO VALLEY, CA 92553-7839**	12/17/2025	$450,000	$443	1015	/2/2	1984	4,356 SF

APN: 291-372-016 Document #: 2025-0392012
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 164 Subdivision: TRCAT 18930 MapRef: MB 136 PG 56-59 Abbreviated Description: Lot:164 Subdivision:TRCAT 18930 Map Ref:MB 136 PG 56-59Abbreviated Description:TRA 021-126 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

12	.15Mi.	**23161 DENVER CT** **MORENO VALLEY, CA 92553-5929**	12/09/2025	$489,000	$377	1296	/3/1.75	1985	7,405 SF

APN: 296-034-027 Document #: 2025-0382500
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: TRACT 15387 1 MapRef: MB 130 PG 52-55 Abbreviated Description: Lot:27 Subdivision:TRACT 15387 1 Map Ref:MB 130 PG 52-55Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

13	.05Mi.	**13120 BAGATELLE ST** **MORENO VALLEY, CA 92553-5968**	11/25/2025	$400,000	$211	1890	/4/1.75	1985	7,405 SF

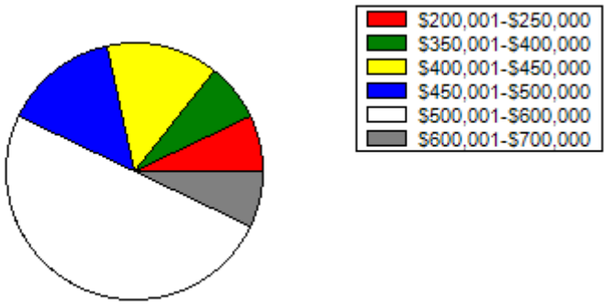
APN: 296-022-010 Document #: 2025-0369706
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Tract No: 15387-9 MapRef: MB 147 PG 89-92 Abbreviated Description: Lot:17 Tract No:15387-9 Map Ref:MB 147 PG 89-92Abbreviated Description:TRA 021-236 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

14	.24Mi.	**13126 KIOWA DR** **MORENO VALLEY, CA 92553-7823**	11/20/2025	$488,000	$375	1300	/3/2	1984	3,920 SF

APN: 291-382-017 Document #: 2025-0363904
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: TRACT NO 18930 MapRef: MB 136 PG 56-59 Abbreviated Description: Lot:102 Subdivision:TRACT NO 18930 Map Ref:MB 136 PG 56-59Abbreviated Description:TRA 021-126 City/Muni/Twp:MORENO VALLEY City/Muni/Twp: MORENO VALLEY

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**13155 BAGATELLE ST**	**04/00/1989**		$230,723	1,867	/4/1.75	1985	7,405 SF	
.01Mi.	**13143 BAGATELLE ST**	**11/00/2000**		$176,269	1,540	/3/1.75	1985	7,405 SF	
.01Mi.	**13165 BAGATELLE ST**			$327,689	1,786	/3/2	1985	7,405 SF	
.03Mi.	**13133 BAGATELLE ST**	**10/00/2010**		$185,754	1,302	/3/1.75	1985	7,405 SF	
.03Mi.	**13177 BAGATELLE ST**			$193,141	1,523	/3/1.75	1985	7,405 SF	Yes
.03Mi.	**13152 BAGATELLE ST**			$290,517	1,568	/4/1.75	1985	7,405 SF	
.03Mi.	**13166 BAGATELLE ST**	**08/00/1994**		$193,042	1,523	/3/1.75	1985	7,405 SF	
.04Mi.	**13142 BAGATELLE ST**	**06/00/2002**		$214,179	1,582	/3/1.75	1985	7,405 SF	
.04Mi.	**13174 BAGATELLE ST**	**11/23/2021**		$528,480	1,890	/4/1.75	1985	6,969 SF	
.04Mi.	**13121 BAGATELLE ST**	**08/11/2021**		$306,386	1,568	/4/1.75	1985	7,405 SF	
.04Mi.	**13144 OAK DELL ST**	**05/00/2007**		$156,146	1,544	/3/2.5	1984	3,484 SF	
.04Mi.	**13152 OAK DELL ST**	**01/00/1985**		$150,253	1,300	/3/2	1984	3,484 SF	
.04Mi.	**13136 OAK DELL ST**	**09/00/2008**		$193,143	1,300	/3/2	1984	3,484 SF	
.04Mi.	**13130 BAGATELLE ST**			$392,916	1,568	/4/1.75	1985	7,405 SF	
.04Mi.	**13160 OAK DELL ST**	**04/00/1999**		$156,349	1,544	/3/2.5	1984	3,484 SF	
.04Mi.	**13130 OAK DELL ST**	**11/00/2011**		$145,685	1,300	/3/2	1984	3,484 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	51%

ICE SiteX Report

OrderID: 98444558

Demographics & Income

Median Age:	31.2 years old	Households:	20,733
Median Household Income:	$60,659	Households w/Family:	85%
Household Income Per Capita:	$20,190	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	52%

School District

School District Zone:	Moreno Valley Unified School District	Students:	30,926
Number of Schools:	38	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**Sunnymeadows Elementary School** Number of Students: 583 Student-Teacher Ratio: 25.35	D	Public	KG - 5
0.97Mi.	**Sunnymead Middle School** Number of Students: 1,185 Student-Teacher Ratio: 20.71	D-	Public	6 - 8
0.38Mi.	**Moreno Valley High School** Number of Students: 2,103 Student-Teacher Ratio: 19.99 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **13155 BAGATELLE ST, MORENO VALLEY, CA 92553-5954** 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	91%	LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	83%	LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

5/19/2026 - Bain Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.