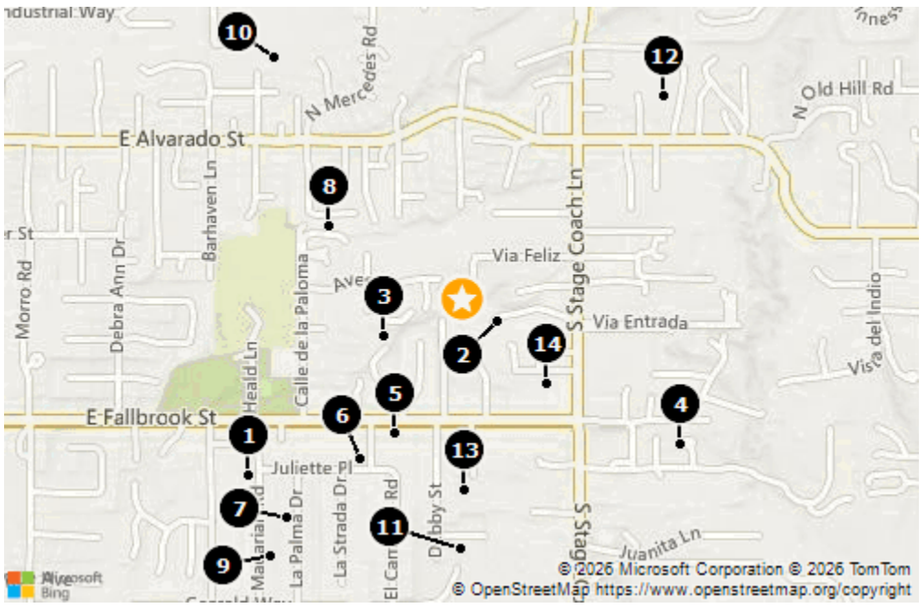
ICE SiteX Report

OrderID: 98508980

SiteX Property Information Report



Subject Property Location

1315 VIA FELIZ, FALLBROOK, CA 92028-2465

County:	**SAN DIEGO CA**	Census Tract:	060730189.044000
Property Use:	Single Family Residential	Zoning:	R-1:SINGLE FAM-RES
Parcel Number:	105-620-31-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$796,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$732,320 - $859,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	75-002
Assd Land Value:	$530,400	Market Land Value:		Tax Year:	2026
Assd Improvement:	$264,180	Market Improvment Value:		Total Taxable Value:	$8,568
Total Assessed Value:	$794,580	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: PM08344
Abbreviated Description: PM08344 PAR 3

Property Characteristics

Lot Size:	25,264 SF	Bedrooms:	3	Pool:	
Building Area:	1240 SF	Baths:	2	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	2026-0108891 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/26/2024	Sales Price:	$779,000
Document #:	2024-0196239 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/03/2024		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PG 8344 Sec/Twnship/Range: NE4SE4 S19T09SR03W SBM
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	11/16/2021	Sales Price:	$635,000
Document #:	2021-0792748 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/02/2021		
Document Type:			

Legal Description:
Lot: 3 Map Ref: PG 8344 Sec/Twnship/Range: NE4SE4 S19T09SR03W SBM
City/Muni/Twp: UNINCORPORATED

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Prior Transfer

Recording Date:	05/05/2021	Sales Price:	N/A
Document #:	2021-0345979 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/10/2021		
Document Type:			

Legal Description:
Lot: 3 Sec/Twnship/Range: NE4SE4 S19T09SR03W SBM
City/Muni/Twp: FALLBROOK

Mortgage Record

Recording Date:	06/30/2011	Loan Amount:	N/A
Document #:	2011-0331491 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Lot: 3 Sec/Twnship/Range: NE4SE4 S19T09SR03W SBM
City/Muni/Twp: FALLBROOK

Prior Transfer

Recording Date:	09/15/2008	Sales Price:	$60,000
Document #:	2008-0489139 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/23/2008	Loan Amount:	N/A
Document #:	2008-0278604 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:
Lot: 3 Sec/Twnship/Range: POR NE4SE4 S19T09SR03W

Prior Transfer

Recording Date:	05/22/2008	Sales Price:	$95,100
Document #:	2008-0277826 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/2006	Sales Price:	N/A
Document #:	2006-0256185 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/06/2006		
Document Type:			

Legal Description:
Lot: 3 Sec/Twnship/Range: POR NE4SE4 S19T09SR03W SBM
City/Muni/Twp: FALLBROOK

Mortgage Record

Recording Date:	06/03/2003	Loan Amount:	N/A
Document #:	2003-0649432 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2033	Type Finance:	

Legal Description:
Block: 3 Sec/Twnship/Range: POR NE4SE4 S19T09SR03W SBM

Prior Transfer

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

Legal Description:
Map Ref: PM08344
Abbreviated Description: PM08344 PAR 3

Area Sales Analysis

Total Area Sales	$9,910,000	Median # of Bedrooms	3
Median Lot Size	13,775 SF	Median # of Baths	2
Median Living Area	1,439 SF	Median Year Built	1975
Price Range - 2 Yrs	$360,000 to $900,000	Age Range	6 years to 79 years
Median Value	$730,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**741 MAGARIAN RD FALLBROOK, CA 92028-3535**	09/22/2026	$675,000	$603	1118	/3/2	1960	9,263 SF	
		APN: 105-351-03-00 Document #: 2026-0275091 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: FALLBROOK KNOLLS SUBDIVISION MapRef: MAP 4229 Abbreviated Description: Lot:3 Subdivision:FALLBROOK KNOLLS SUBDIVISION Map Ref:MAP 4229City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
2	.05Mi.	**235 S STAGE COACH LN FALLBROOK, CA 92028-2439**	09/11/2026	$600,000	$343	1745	/3/2	1980	27,878 SF	
		APN: 105-620-10-00 Document #: 2026-0266821 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2NE4SE4 S19T09SR03W SBBM Abbreviated Description: Sec/Twnship/Range:N2NE4SE4 S19T09SR03W SBBM City/Muni/Twp:SAN DIEGO City/Muni/Twp: SAN DIEGO								
3	.13Mi.	**1256 E FALLBROOK ST FALLBROOK, CA 92028-3514**	07/17/2026	$900,000	$972	925	/2/1	1964	64,905 SF	
		APN: 105-600-46-00 Document #: 2026-0205277 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Subdivision: PARCEL MAP NO 10837 MapRef: MAP 10837 Sec/Twnship/Range: SE4NW4SE4 S19T09SR03W SBM Abbreviated Description: Subdivision:PARCEL MAP NO 10837 Map Ref:MAP 10837Sec/Twnship/Range:SE4NW4SE4 S19T09SR03W SBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

4	.36Mi.	**1776 SAINT PETERS DR** **FALLBROOK, CA 92028-3644**	07/09/2026	$690,000	$490	1408	/2/2	1972	12,031 SF	

APN: 105-641-10-00 Document #: 2026-0196810
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N4SW4SW4 S20T09SR03W SBM Abbreviated Description: Sec/Twnship/Range:N4SW4SW4 S20T09SR03W SBM City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

5	.21Mi.	**1265 E FALLBROOK ST** **FALLBROOK, CA 92028-3515**	06/15/2026	$795,000	$447	1778	/3/2	1959	15,519 SF	

APN: 105-261-02-00 Document #: 2026-0171844
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2SE4 S19T09SR03W SBBM Abbreviated Description: Sec/Twnship/Range:S2SE4 S19T09SR03W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

6	.25Mi.	**1217 JULIETTE PL** **FALLBROOK, CA 92028-3523**	06/09/2026	$780,000	$458	1701	/3/3	1988	8,159 SF	Yes

APN: 105-264-05-00 Document #: 2026-0165053
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: LA PALOMA RANCHOS Legal Unit: 1 MapRef: MAP 7404 Abbreviated Description: Lot:5 Subdivision:LA PALOMA RANCHOS Legal Unit:1 Map Ref:MAP 7404City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

7	.38Mi.	**801 LA PALMA DR** **FALLBROOK, CA 92028-3526**	05/29/2026	$715,000	$705	1014	/3/1	1961	7,258 SF	

APN: 105-352-18-00 Document #: 2026-0154585
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: FALLBROOK KNOLLS MapRef: MAP 4229 Abbreviated Description: Lot:32 Subdivision:FALLBROOK KNOLLS Map Ref:MAP 4229City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

8	.2Mi.	**173 S MERCEDES RD** **FALLBROOK, CA 92028-2468**	05/04/2026	$745,000	$459	1620	/3/2	1997	6,380 SF	

APN: 105-446-03-00 Document #: 2026-0126682
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: TRACT NO 4937 MapRef: MAP 13089 Abbreviated Description: Lot:14 Subdivision:TRACT NO 4937 Map Ref:MAP 13089City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

9	.43Mi.	**832 MAGARIAN RD** **FALLBROOK, CA 92028-3536**	04/23/2026	$675,000	$607	1112	/3/2	1960	7,162 SF	

APN: 105-352-05-00 Document #: 2026-0115175
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: FALLBROOK KNOLLS COURT MapRef: MAP 4229 Abbreviated Description: Lot:19 Subdivision:FALLBROOK KNOLLS COURT Map Ref:MAP 4229City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

10	.41Mi.	**1154 BELAIR DR** **FALLBROOK, CA 92028-2307**	01/12/2026	$650,000	$984	660	/1/1	1947	21,780 SF	

APN: 105-441-53-00 Document #: 2026-0008206
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: PARCEL MAP NO 6596 MapRef: DOC 77-485886 Abbreviated Description: Lot:4 Subdivision:PARCEL MAP NO 6596 Map Ref:DOC 77-485886City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

11	.34Mi.	**1321 JUNE ST** **FALLBROOK, CA 92028-2432**	12/29/2025	$765,000	$520	1470	/3/2	1978	11,179 SF	

APN: 106-340-42-00 Document #: 2025-0365382
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

12	.39Mi.	**1762 E ALVARADO ST** **FALLBROOK, CA 92028-2502**	12/03/2025	$360,000	$281	1280	/3/1	2020	109,336 SF	

APN: 105-473-17-00 Document #: 2025-0341775
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S20T09SR03W SBBM Abbreviated Description: Sec/Twnship/Range:NW4 S20T09SR03W SBBM City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

13	.27Mi.	**485 WAXFLOWER LN** **FALLBROOK, CA 92028-2448**	11/17/2025	$784,000	$415	1888	/3/2	1981	30,056 SF	

APN: 105-270-36-00 Document #: 2025-0323142
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MAP 7772 Abbreviated Description: Lot:3 Map Ref:MAP 7772City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

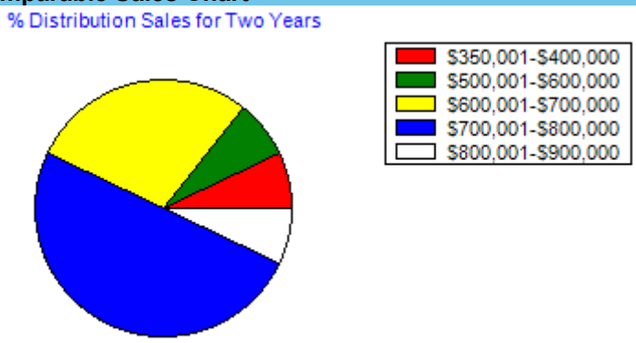
14	.16Mi.	**1451 VIA LIMA** **FALLBROOK, CA 92028-2467**	11/14/2025	$776,000	$474	1636	/4/2	1995	21,780 SF	

APN: 105-630-62-00 Document #: 2025-0322497
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PARCEL MAP NO 16726 MapRef: DOC 1991-672366 Abbreviated Description: Lot:3 Subdivision:PARCEL MAP NO 16726 Map Ref:DOC 1991-672366City/Muni/Twp:FALLBROOK City/Muni/Twp: FALLBROOK

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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.	**1315 VIA FELIZ**			$794,580	1,240	/3/2	1985	25,264 SF	
.03Mi.	**1322 E FALLBROOK ST**			$665,625	1,966	/4/3	1973	23,086 SF	
.03Mi.	**1340 VIA FELIZ**			$784,380	1,116	/3/2	1995	21,780 SF	
.03Mi.	**1321 VIA FELIZ**	**05/06/2005**		$460,575	3,264	/5/4	1982	40,946 SF	
.04Mi.	**1324 E FALLBROOK ST**			$375,102	1,520	/3/2	1970	12,705 SF	Yes
.05Mi.	**1325 AVES LN**			$589,112	2,412	/3/2	1978	1 SF	
.05Mi.	**235 S STAGE COACH LN**			$533,861	1,745	/3/2	1980	27,878 SF	
.05Mi.	**1352 VIA FELIZ**			$215,936	2,500	/3/3	1986	25,264 SF	
.05Mi.	**1415 VIA FELIZ**			$822,646	1,632	/3/2	1997	32,234 SF	
.05Mi.	**1326 E FALLBROOK ST**			$598,437	2,650	/6/3	1970	15,383 SF	
.06Mi.	**1328 E FALLBROOK ST**			$147,569	1,346	/3/2	1972	18,610 SF	
.07Mi.	**1425 VIA FELIZ**			$417,492	1,824	/3/2	1984	27,007 SF	
.07Mi.	**1336 E FALLBROOK ST**			$546,151	1,990	/4/3	1973	13,236 SF	
.07Mi.	**1330 E FALLBROOK ST**			$314,000	1,544	/3/2	1969	11,985 SF	Yes
.08Mi.	**1401 VIA LIMA**	**07/16/2007**		$672,869	1,867	/3/2	1987	35,719 SF	
.08Mi.	**1366 VIA FELIZ**			$983,737	1,930	/3/2	1990	27,878 SF	Yes

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.5 years old	Households:	17,515
Median Household Income:	$97,286	Households w/Family:	77%
Household Income Per Capita:	$41,730	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Fallbrook Union Elementary School District	Students:	5,042
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**James E. Potter Intermediate School** Number of Students: 828 Student-Teacher Ratio: 21.78	C+	Public	7 - 8
0.88Mi.	**James E. Potter Intermediate School** Number of Students: 828 Student-Teacher Ratio: 21.78	C+	Public	7 - 8
0.25Mi.	**La Paloma Elementary School** Number of Students: 499 Student-Teacher Ratio: 22.18	A-	Public	KG - 6
0.25Mi.	**La Paloma Elementary School** Number of Students: 499 Student-Teacher Ratio: 22.18	A-	Public	KG - 6
2.18Mi.	**Fallbrook High School** Number of Students: 1,853 Student-Teacher Ratio: 20.62 Advanced Placement: Yes	B-	Public	9 - 12

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2.18Mi.	**Fallbrook High School**	B-	Public	9 - 12

Number of Students: 1,853
Student-Teacher Ratio: 20.62
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	84%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

No alerts noted

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