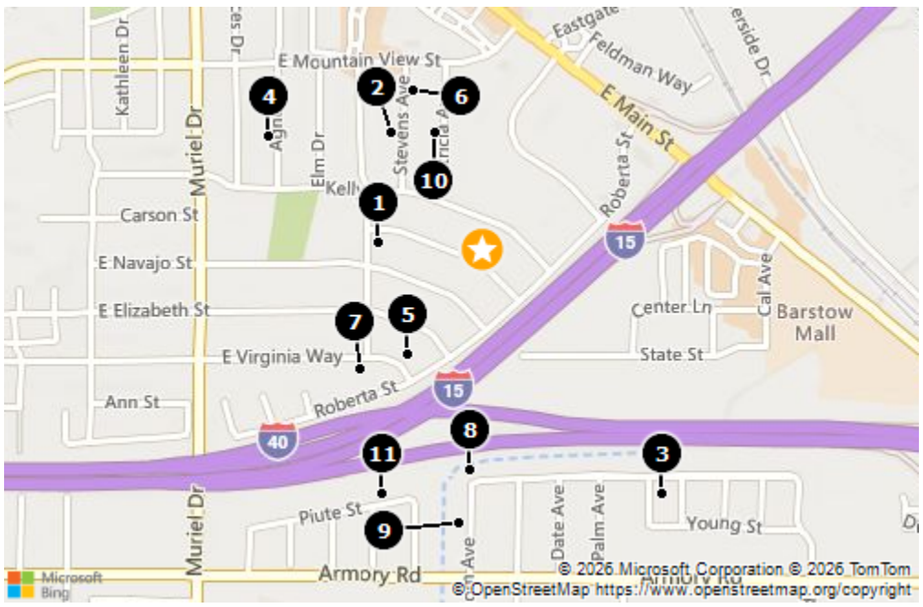
ICE SiteX Report

OrderID: 98110229

SiteX Property Information Report



Subject Property Location

1321 CARSON ST, BARSTOW, CA 92311-4037

County:	**SAN BERNARDINO CA**	Census Tract:	060710095.013000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0183-451-34-0000	Thomas Bros Pg-Grid:	3680-4A

Valuation

Value:	**$313,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$228,490 - $397,510	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	9-006
Assd Land Value:	$20,713	Market Land Value:		Tax Year:	2025
Assd Improvement:	$124,313	Market Improvment Value:		Total Taxable Value:	$2,850
Total Assessed Value:	$145,026	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 District: 14 Tract No: 5783
Abbreviated Description: TRACT 5783 LOT 13
City/Muni/Twp: BARSTOW

Property Characteristics

Lot Size:	7,308 SF	Bedrooms:	4	Pool:	
Building Area:	1804 SF	Baths:	1	Fireplace:	
Year Built:	1958	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Modern	Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	$150,750
Document #:	2025-0243593 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	$154,948
Document #:	2021-0271201 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	N/A
Document #:	2021-0257103 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/27/2021		
Document Type:			
Legal Description:			

Lot: 13 Tract No: 5783 Map Ref: MB 72 PG 74

Prior Transfer

Recording Date:	04/17/2018	Sales Price:	$160,000
Document #:	2018-0137587 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98110229

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/09/2018	Sales Price:	$40,000
Document #:	2018-0123870 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/19/2018	Loan Amount:	N/A
Document #:	2018-0094926 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 13 Tract No: 5783
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:	07/06/2012	Sales Price:	$160,000
Document #:	2012-0271150 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2006	Sales Price:	$112,500
Document #:	2006-0551441 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/02/2006	Loan Amount:	N/A
Document #:	2006-0524908 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Lot: 13 Tract No: 5783
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	08/02/2006	Loan Amount:	N/A
Document #:	2006-0524907 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2036	Type Finance:	

Legal Description:
Lot: 13 Tract No: 5783
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	02/05/2004	Loan Amount:	N/A
Document #:	2004-0089396 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 13 Tract No: 5783

Mortgage Record

Recording Date:	02/23/1999	Loan Amount:	N/A
Document #:	99-072881 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2024	Type Finance:	

Legal Description:
Lot: 13 Tract No: 5783
City/Muni/Twp: BARSTOW

Mortgage Record

Recording Date:	09/25/1997	Loan Amount:	N/A
Document #:	97-352222 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/03/2017	Type Finance:	

Legal Description:
Lot: 13 Tract No: 5783
City/Muni/Twp: BARSTOW

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20210257103 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 District: 14 Tract No: 5783
Abbreviated Description: TRACT 5783 LOT 13
City/Muni/Twp: BARSTOW

Area Sales Analysis

Total Area Sales	$2,717,000	Median # of Bedrooms	3
Median Lot Size	6,670 SF	Median # of Baths	2
Median Living Area	1,144 SF	Median Year Built	1958
Price Range - 2 Yrs	$145,000 to $345,000	Age Range	59 years to 71 years
Median Value	$270,000	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

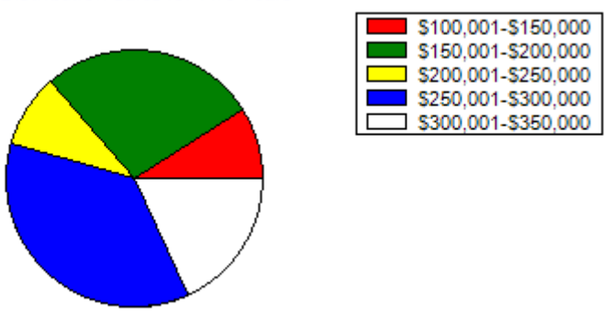
ICE SiteX Report

OrderID: 98110229

1	.14Mi.	**1200 CARSON ST** **BARSTOW, CA 92311-4002**	07/21/2026	$275,000	$245	1118	5/3/1	1958	6,656 SF	
		APN: 0183-371-28-0000 Document #: 2026-0187504 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 5783 MapRef: MB 72 PG 74 Abbreviated Description: Lot:36 Tract No:5783 Map Ref:MB 72 PG 74City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
2	.2Mi.	**700 STEVENS AVE** **BARSTOW, CA 92311-3208**	07/13/2026	$173,000	$93	1854	6/4/1	1957	6,670 SF	
		APN: 0181-411-08-0000 Document #: 2026-0178533 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: TRACT NO 5544 MapRef: MB 68 PG 7 Abbreviated Description: Lot:8 Subdivision:TRACT NO 5544 Map Ref:MB 68 PG 7City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
3	.4Mi.	**305 BEVERLY AVE** **BARSTOW, CA 92311-5635**	06/09/2026	$283,000	$286	988	5/3/2	1963	6,000 SF	
		APN: 0183-561-44-0000 Document #: 2026-0144908 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Tract No: 6836 MapRef: MB 87 PG 8&9 Abbreviated Description: Lot:33 Tract No:6836 Map Ref:MB 87 PG 8&9City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
4	.32Mi.	**700 AGNES DR** **BARSTOW, CA 92311-3102**	04/20/2026	$270,000	$252	1068	5/3/2	1955	5,980 SF	
		APN: 0181-352-08-0000 Document #: 2026-0100447 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: TRACT 4499 MapRef: MB 56 PG 60 Abbreviated Description: Lot:33 Subdivision:TRACT 4499 Map Ref:MB 56 PG 60City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED								
5	.17Mi.	**1213 E VIRGINIA WAY** **BARSTOW, CA 92311-4033**	04/17/2026	$145,000	$129	1122	6/3/2	1958	8,928 SF	
		APN: 0183-381-54-0000 Document #: 2026-0099303 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Tract No: 5753 MapRef: MB 71 PG 84&85 Abbreviated Description: Lot:31 Tract No:5753 Map Ref:MB 71 PG 84&85City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
6	.23Mi.	**621 STEVENS AVE** **BARSTOW, CA 92311-3209**	04/07/2026	$345,000	$301	1144	6/3/2	1957	6,029 SF	Yes
		APN: 0181-412-26-0000 Document #: 2026-0090118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: TRACT NO 5544 MapRef: MB 68 PG 7 Abbreviated Description: Lot:26 Subdivision:TRACT NO 5544 Map Ref:MB 68 PG 7City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
7	.23Mi.	**1148 E VIRGINIA WAY** **BARSTOW, CA 92311-4030**	03/17/2026	$200,000	$160	1246	5/3/1	1959	6,099 SF	
		APN: 0183-381-83-0000 Document #: 2026-0070380 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: TRACT NO 5753 MapRef: MB 71 PG 84&85 Abbreviated Description: Lot:39 Subdivision:TRACT NO 5753 Map Ref:MB 71 PG 84&85City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
8	.29Mi.	**1405 PIUTE ST** **BARSTOW, CA 92311-5500**	02/10/2026	$245,000	$216	1130	6/3/2	1966	7,700 SF	
		APN: 0183-471-19-0000 Document #: 2026-0039851 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Tract No: 7361 MapRef: MB 97 PG 74&75 Abbreviated Description: Lot:22 Tract No:7361 Map Ref:MB 97 PG 74&75City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
9	.36Mi.	**316 MCBROOM AVE** **BARSTOW, CA 92311-5536**	12/23/2025	$270,000	$236	1144	7/3/2	1966	10,912 SF	
		APN: 0183-481-78-0000 Document #: 2025-0313765 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Tract No: 7361 MapRef: MB 97 PG 74&75 Abbreviated Description: Lot:16 Tract No:7361 Map Ref:MB 97 PG 74&75City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
10	.17Mi.	**700 PATRICIA AVE** **BARSTOW, CA 92311-3204**	12/19/2025	$191,000	$159	1196	6/4/2	1957	7,550 SF	Yes
		APN: 0181-412-08-0000 Document #: 2025-0310611 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 5544 MapRef: MB 68 PG 7 Abbreviated Description: Lot:36 Tract No:5544 Map Ref:MB 68 PG 7City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								
11	.35Mi.	**1305 PIUTE ST** **BARSTOW, CA 92311-5402**	12/16/2025	$320,000	$279	1144	7/4/2	1967	6,900 SF	
		APN: 0183-401-14-0000 Document #: 2025-0307637 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Tract No: 7704 MapRef: MB 98 PG 91&92 Abbreviated Description: Lot:29 Tract No:7704 Map Ref:MB 98 PG 91&92City/Muni/Twp:BARSTOW City/Muni/Twp: BARSTOW								

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 98110229

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.	**1321 CARSON ST**			$145,026	1,804	8/4/1	1958	7,308 SF	
.01Mi.	**1317 CARSON ST**			$46,545	1,334	6/3/1	1958	7,130 SF	
.01Mi.	**1325 CARSON ST**			$239,027	1,559	6/3/1	1958	7,900 SF	Yes
.02Mi.	**1324 KELLY DR**			$53,640	1,637	7/4/1	1958	6,900 SF	
.02Mi.	**1320 KELLY DR**			$113,743	1,196	6/4/1	1958	6,900 SF	
.02Mi.	**1313 CARSON ST**			$108,318	1,118	5/3/1	1958	7,130 SF	
.02Mi.	**1329 CARSON ST**			$265,196	1,266	6/4/1	1958	9,072 SF	Yes
.03Mi.	**1328 KELLY DR**			$104,198	1,196	6/4/1	1958	6,900 SF	
.03Mi.	**1316 KELLY DR**			$249,900	1,144	6/4/1	1958	6,900 SF	
.03Mi.	**1332 KELLY DR**			$99,157	1,144	6/4/1	1958	6,900 SF	Yes
.03Mi.	**1320 CARSON ST**			$117,128	1,118	5/3/1	1959	7,434 SF	
.04Mi.	**1309 CARSON ST**			$93,744	1,722	9/4/1	1958	7,187 SF	
.04Mi.	**1333 CARSON ST**			$94,058	1,118	5/3/1	1958	8,250 SF	
.04Mi.	**1316 CARSON ST**			$184,826	1,266	5/4/1	1959	7,245 SF	
.04Mi.	**1324 CARSON ST**			$255,000	1,118	5/3/7	1959	8,125 SF	
.04Mi.	**1312 KELLY DR**			$161,749	1,196	7/4/1	1958	6,842 SF	Yes

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	34.5 years old	Households:	11,707
Median Household Income:	$50,460	Households w/Family:	67%
Household Income Per Capita:	$24,103	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Barstow Unified School District	Students:	6,128
Number of Schools:	14	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.31Mi.	**Barstow High School** Number of Students: 1,558 Student-Teacher Ratio: 23.83 Advanced Placement: Yes	C+	Public	9 - 12
0.56Mi.	**Barstow Junior High School** Number of Students: 646 Student-Teacher Ratio: 20.76	F	Public	7 - 8
0.33Mi.	**Cameron Elementary School** Number of Students: 436 Student-Teacher Ratio: 24.2	C	Public	KG - 5

Flood Report

The Subject Property of **1321 CARSON ST, BARSTOW, CA 92311-4037** 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	134%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	134%	NOTABLY HIGHER
OVERALL	135%	NOTABLY HIGHER

Disaster Alerts

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

ICE SiteX Report

OrderID: 98110229

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